

BRISTOL CORE STRATEGY EXAMINATION INSPECTOR'S HEARING AGENDA

Agenda for Issue 8 – Density, Design and Conservation (Thursday 1 July – 2nd session) (This session will follow a brief adjournment after the completion of Issue 8 and is therefore likely to start well before lunch.)

Density - Policy BCS20

1. Does the Core Strategy present a clear picture for the density of development expected in different parts of the city? Are the intended density levels justified? Does the deletion from PPS3 of the minimum density of 30 dwellings per hectare make any difference to the justification for or likely delivery of the Council's intended density requirements?

Urban Design – policy BCS21

2. Will policy BCS21 be effective in establishing the necessary strategic framework to deliver high quality design in the City?

3. Is it clear what are the roles and inter-relationships between the different tools to be used in delivering high quality design and the conservation of heritage assets? Does the Council's suggested additional wording provide greater clarity? Would this amount to a significant change?

4. Should the policy incorporate *Building for Life* scores as progressive requirements against which proposals will be determined? My understanding is that formal assessment under *Building for life* has to be undertaken by trained assessors. I am concerned that, as set out, the policy effectively delegates the decision on the acceptability of development to the assessor, rather than allowing the actual decision maker (eg Council committee, Inspector) to make a judgment on overall quality/acceptability. Discussion.

Conservation – policy BCS22

5 Does the policy encapsulate all that which is essential in establishing a strategic framework for conservation matters?

End of session

Issue 9 Monitoring

I note that **English Heritage** wish to participate in a discussion on Monitoring. I have decided to postpone the points that I intended to raise with the Council on monitoring given that the hearings on major issues relating to housing and the Green Belt have yet to be held. I will in due course set out in a Note some general points on monitoring for the Council's consideration. A subsequent hearing session on monitoring may not be needed. Accordingly, any points which English Heritage wish to make on monitoring should be made now.

Simon Emerson
INSPECTOR
29 June 2010