

BRISTOL DEVELOPMENT FRAMEWORK

CORE STRATEGY EXAMINATION

INSPECTOR'S MAIN ISSUES FOR EXAMINATION AND HEARING TIMETABLE

Inspector - Simon Emerson BSc DipTP MRTPI

Hearings commence Monday 21 June 2010

To be held at –
The Council House
College Green
Bristol BS1 5TR

Sessions to start 13.30 Mondays,
9.30 Tuesdays, Wednesdays and Thursdays

Prospective participants should check that they have been listed to participate in the discussion of the issue(s) most relevant to their representation.

Only those who have indicated that they wish to participate at the hearings are listed.

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BRISTOL CITY CORE STRATEGY EXAMINATION

Inspector's Main Issues for Examination and Draft Hearing Timetable

Week 1

Monday 21 June 2010 (start 13.30)
Compliance with statutory and regulatory requirements
Issue 1 Is there an appropriate spatial vision, based on the characteristics of the area and issues and challenges facing it, and objectives to deliver the vision focussed on the key issues?
Participants Bristol City Council
(Representations on any part of section 2 <i>Issues and Challenges</i> and section 3 <i>Spatial Vision and Objectives</i> .)
Participants Bristol City Council Bristol Civic Society 0146 St Modwen Developments represented by Turley Associates 1333 Crest Strategic Projects and Key Properties represented by RPS Planning 1465 Steve Pearce 1471 South West Transport Network 0829 Bristol Property Agents Association 1690 Friends of Suburban Bristol Railways 1868 Corsham Station Campaign 1869 Howzat? 1870

BRISTOL CITY CORE STRATEGY EXAMINATION

Tuesday 22 and Wednesday 23 June 2010

Issue 2

Is there an adequate spatial strategy for the delivery of housing having regard to the emerging RSS, local needs and constraints and the requirements of PPS3?

This issue will be discussed in 2 main parts over 2 days.

Tuesday 22 June 2010 (start 09.30)

The overall scale of provision to be made and relationship to the published RSS Proposed Changes.

The robustness of components of supply for the minimum 30,000 dwellings proposed in BCS5 (commitments, SHLAA sites, green space assumptions).

Other components of supply/proposed contingency:

- *Small sites and subdivisions/windfalls.*
 - *Mixed use development on some Industrial and Warehousing land.*
- (Urban extensions are discussed on Wednesday in the context of the Green Belt.)*

(All representations on Policy **BCS5** and section *Housing Provision* 4.5.14.5.17/Policy Delivery.)

Participants

Bristol City Council

CPRE Avonside 0291

Government Office for the South West 0416

Guinness Trust represented by Tetlow King Planning 1419

National Grid Property Ltd represented by NLP Planning 1442

Ashton Vale Projects Ltd and Vence Ltd represented by NLP Planning 1457

Crest Strategic Projects and Key Properties represented by RPS Planning 1465

CSJ Planning Consultants 1583

Bristol Property Agents Association 1690

Stokes Pension Fund Ltd represented by Pegasus Planning 1757

Mr B Hoy and Edward Ware Homes Ltd represented by Pegasus Planning 1762

O & H Properties Ltd represented by David Lock Associates 1779

Land Trust Developments Ltd represented by Baker Associates 1785

Redrow Homes (South West) Ltd represented by Pegasus Planning 1806

Nigel Bray and Family represented by Savills 1809

Aquarius Land represented by Pegasus Planning 1876

Wednesday 23 June 2010 (start 09.30)

There will be a series of separate sessions on each area/topic.

Flood risk and the application of the sequential test to potential housing sites.

(Representations on **BCS16** and all of section *Flood Risk and Water Management*.)

Participants

Bristol City Council
Environment Agency 0366

(Flood risk at Avonmouth/Sevenside will be discussed under issue 3 and policy BCS4.)

South Bristol

(For this session representations on **BCS1**, although the focus here will be the proposed 10,000 homes.)

Participants

Bristol City Council
Bristol Civic Society 0146
Guinness Trust represented by Tetlow King Planning 1419
Crest Strategic Projects and Key Properties represented by RPS Planning 1465
CSJ Planning Consultants 1583
Stokes Pension Fund Ltd represented by Pegasus Planning 1757
Mr B Hoy and Edward Ware Homes Ltd represented by Pegasus Planning 1762
Land Trust Developments Ltd represented by Baker Associates 1785
Redrow Homes (South West) Ltd represented by Pegasus Planning 1806
Mr D James 1861
Signet Planning 1863

City Centre

(For this session representations on **BCS2**, although the focus here will be the proposed 9,000 homes.)

Participants

Bristol City Council
Bristol Civic Society 0146
Bristol Visual and Environment Group 0207
South West Transport Network 0829
CSJ Planning Consultants 1583
Mr D James 1861
Corsham Station Campaign 1869
Midshires Estates represented by Pegasus Planning 1875
Places for People Developments Ltd represented by RPS Planning 1878

Continued/...

Wednesday 23 June 2010 - continued

Rest of City (all other areas)

(For this session representations on **BCS3**, although the focus here will be the proposed housing and any representations on 4.4.15-4.4.18 *Approach to Other Areas of Bristol*.)

Participants

Bristol City Council

Bristol Civic Society 0146

CSJ Planning Consultants 1583

Mr D James 1861

Urban Extensions and the Green Belt

(*Representations* on policy **BCS5** - contingency part 3 only - and 4.5.10, 4.5.11, 4.5.15, 4.5.16, and all on policy **BCS6** and section Green Belt 4.6.1-4.6.8/Policy Delivery.)

BCS5

Participants (may need to be refined)

Bristol City Council

CPRE Avonside 0291

National Grid Property Ltd represented by NLP Planning 1442

Ashton Vale Projects Ltd and Vence Ltd represented by NLP Planning 1457

Crest Strategic Projects and Key Properties represented by RPS Planning 1465

CSJ Planning Consultants 1583

Bristol Property Agents Association 1690

Stokes Pension Fund Ltd represented by Pegasus Planning 1757

Mr B Hoy and Edward Ware Homes Ltd represented by Pegasus Planning 1762

O & H Properties Ltd represented by David Lock Associates 1779

Land Trust Developments Ltd represented by Baker Associates 1785

Redrow Homes (South West) Ltd represented by Pegasus Planning 1806

BCS6

Participants

Bristol City Council

CPRE Avonside 0291

Ashton Vale Projects Ltd and Vence Ltd represented by NLP Planning 1457

Crest Strategic Projects and Key Properties represented by RPS Planning 1465

CSJ Planning Consultants 1583

Stokes Pension Fund Ltd represented by Pegasus Planning 1757

Thursday 24 June 2010 (start 09.30)

Issue 3

Is adequate provision made to support economic development having regard to the emerging RSS, local evidence and the overall strategy (to include consideration of development at Avonmouth)

(Representations on policy **BCS8** and all of section *Delivering a Thriving Economy* 4.8.1-4.8.16/Policy Delivery; policy **BCS4** and all of section of *Avonmouth and Bristol Port* 4.4.1 - 4.4.14/Policy Delivery; Policy **BCS1** - but only in relation to new office floorspace and 5-10ha of industrial land at Nover's Hil/Vale Lane; Policy BCS2, but only in relation to new office floorspace).

BCS8

Participants

Bristol City Council

South West RDA 1198

St Modwen Developments represented by Turley Associates 1333

Crest Strategic Projects and Key Properties represented by RPS Planning 1465

CSJ Planning Consultants 1583

Bristol Property Agents Association 1690

Mr B Hoy and Edward Ware Homes Ltd represented by Pegasus Planning 1762

O & H Properties Ltd represented by David Lock Associates 1779

Nigel Bray and Family represented by Savills 1809

Mr D James 1861

Imperial Tobacco Ltd represented by Turley Associates 1873

Places for People Developments Ltd represented by RPS Planning 1878

BCS4

Participants

Bristol City Council

Bristol Port Company 0188

Environment Agency 0366

South West Transport Network 0829

St Modwen Developments represented by Turley Associates 1333

Bristol Environmental Technologies and Services represented by Bond Pearce LLP 1872

Continued/...

BRISTOL CITY CORE STRATEGY EXAMINATION

Thursday 24 June 2010 - continued

BCS1

Participants (to be refined as only representations relating to office development are relevant here)

Bristol City Council

Bristol Civic Society 0146

St Modwen Developments represented by Turley Associates 1333

Crest Strategic Projects and Key Properties represented by RPS Planning 1465

CSJ Planning Consultants 1583

Stokes Pension Fund Ltd represented by Pegasus Planning 1757

Mr B Hoy and Edward Ware Homes Ltd represented by Pegasus Planning 1762

Land Trust Developments Ltd represented by Baker Associates 1785

Redrow Homes (South West) Ltd represented by Pegasus Planning 1806

Mr D James 1861

Signet Planning 1863

BCS2

Participants (to be refined as only representations relating to office development are relevant here)

Bristol City Council

Bristol Civic Society 0146

Bristol Visual and Environment Group 0207

South West Transport Network 0829

CSJ Planning Consultants 1583

Mr D James 1861

Corsham Station Campaign 1869

Midshires Estates represented by Pegasus Planning 1875

Places for People Developments Ltd represented by RPS Planning 1878

Friday 25 June 2010 am (reserve for any overrun during first week)

Week 2

Monday 28 June 2010 (13.30 start)

Issue 4

Are there appropriate policies to address the accommodation needs of all sections of the community, consistent with national and regional policy and local evidence?

This issue will be discussed in 3 separate hearing sessions, reflecting the focus of different policies.

4.1 Affordable Housing

(Representations on policy **BCS17** and section *Affordable Housing Provision* 4.17.1-4.17.8/Policy delivery.)

Participants

Bristol City Council

South West RSL Planning Consortium represented by Tetlow King Planning 1332

CSJ Planning Consultants 1583

O & H Properties Ltd represented by David Lock Associates 1779

4.2 Housing Mix

(Representations on policy **BCS18** and section *Housing Type* 4.18.1-4.18.1/Policy delivery.)

Participants

Bristol City Council

South West RSL Planning Consortium represented by Tetlow King Planning 1332

Guinness Trust represented by Tetlow King Planning 1419

CSJ Planning Consultants 1583

4.3 Gypsies and Travellers and Travelling Showpeople

(Any representations on **BCS19** and section *Gypsies and Travellers and Travelling Showpeople* 4.19.1- 4.19.5 Policy Delivery.)

Participants

Bristol City Council

Tuesday 29 June 2010 (start 09.30)

Issue 5

Is the retail hierarchy in policy BCS7 justified by the evidence and does the Core Strategy contain sufficient strategic guidance for the role of centres, consistent with the requirements of PPS4 and local evidence?

5.1 Policy BCS7

(Representations on Policy **BCS7** including all of section *Centres and Retailing* 4.7.1 - 4.7.15/Policy Delivery.)

Participants

Bristol City Council

CSJ Planning Consultants 1583

Stokes Pension Fund Ltd represented by Pegasus Planning 1757

Mr D James 1861

Signet Planning 1863

Imperial Tobacco Ltd represented by Turley Associates 1873

5.2 City Centre Expansion

(For this session representations on **BCS2** regarding the expansion of the city centre boundary only.)

Participants (to be refined)

Bristol City Council

Bristol Civic Society 0146

South West Transport Network 0829

CSJ Planning Consultants 1583

Mr D James 1861

Corsham Station Campaign 1869

Midshires Estates represented by Pegasus Planning 1875

Places for People Developments Ltd represented by RPS Planning 1878

5.3 New Centre in South Bristol

(For this session representations on **BCS1** regarding the possibility of a new centre/enhanced existing centre only.)

Participants (to be refined as only representations relating to the new centre are relevant here).

Bristol City Council

Crest Strategic Projects and Key Properties represented by RPS Planning 1465

CSJ Planning Consultants 1583

Land Trust Developments Ltd represented by Baker Associates 1785

Mr D James 1861

Signet Planning 1863

Wednesday 30 June 2010 (start 09.30)

Issue 6

Is the necessary infrastructure needed to accommodate the planned strategy identified and is it deliverable?

This issue will be discussed in 3 separate hearing sessions, reflecting the focus of different policies.

6.1 Transport

(Representations on Policy **BCS10** including all of section *Transport and Access Improvements* 4.10.1 -4.10.10/Policy Delivery.)

Participants

Bristol City Council

South West Transport Network 0829

Light Rail Transit Association 1283

Campaign for Better Transport 1496

Land Trust Developments Ltd represented by Baker Associates 1785

Friends of Suburban Bristol Railways 1868

Corsham Station Campaign 1869

6.2 Other Infrastructure Provision and Developer Contributions

(Representations on Policies **BCS11** and **BCS12** including all of sections *Infrastructure and Developer Contributions* 4.11.1-4.11.11 Policy Delivery and Community Infrastructure 4.12.1 -4.12.8/Policy Delivery.)

BCS11

Participants

Bristol City Council

South West Transport Network 0829

South West RSL Planning Consortium represented by Tetlow King Planning 1332

Guinness Trust represented by Tetlow King Planning 1419

National Grid Property Ltd represented by NLP Planning 1442

Ashton Vale Projects Ltd and Vence Ltd represented by NLP Planning 1457

Crest Strategic Projects and Key Properties represented by RPS Planning 1465

CSJ Planning Consultants 1583

O & H Properties Ltd represented by David Lock Associates 1779

BCS12

Participants

Bristol City Council

South West RSL Planning Consortium represented by Tetlow King Planning 1332

Guinness Trust represented by Tetlow King Planning 1419

CSJ Planning Consultants 1583

Continued/...

Wednesday 30 June 2010 - continued

6.3 Green Infrastructure

(Representations on Policy **BCS9** and all of section *Green Infrastructure* 4.9.1-4.9.9 Policy Delivery)

Participants

Bristol City Council

CPRE Avonside 0291

South West Transport Network 0829

Light Rail Transit Association 1283

Guinness Trust represented by Tetlow King Planning 1419

CSJ Planning Consultants 1583

O & H Properties Ltd represented by David Lock Associates 1779

Mr D James 1861

Friends of Suburban Bristol Railways 1868

Corsham Station Campaign 1869

Thursday 1 July 2010 (start 09.30)

1st session

Issue 7

Are there appropriate policies to respond to climate change, for renewable energy and for sustainable construction, consistent with national and regional policy and local evidence? (Representations on Policies **BCS13**, **BCS14** and **BCS15** including all of sections 4.13.1 to 4.15.6/Policy Delivery)

BCS13

Participants

Bristol City Council

BCS14

Participants

Bristol City Council

Bristol Friends of the Earth 1310

Crest Strategic Projects and Key Properties represented by RPS Planning 1465

CSJ Planning Consultants 1583

BCS15

Participants

Bristol City Council

Crest Strategic Projects and Key Properties represented by RPS Planning 1465

O & H Properties Ltd represented by David Lock Associates 1779

Places for People Developments Ltd represented by RPS Planning 1878

Continued/...

BRISTOL CITY CORE STRATEGY EXAMINATION

Thursday 1 July 2010 (start 14.00)

2nd session

Issue 8

Is there appropriate strategic guidance given on density, design and conservation consistent with the overall strategy?

(Representations on Policies **BCS20**, **BCS21** and **BCS22** including all of sections: *Effective and Efficient Use of Land, Quality of Urban Design, Conservation and the Historic Environment* 4.20.1 to 4.22.5./Policy Delivery.)

BCS20

Participants

Bristol City Council

Bristol Visual and Environment Group 0207

Miss S Flint 1044

CSJ Planning Consultants 1583

BCS21

Participants

Bristol City Council

The Coal Authority 0794

BCS22

Participants

Bristol City Council

Bristol Visual and Environment Group 0207

3rd session

Issue 9

Are there clear indicators and targets which will measure the effective implementation of policies and specified actions if monitoring indicates policy aims are not being achieved?

(Representations on section 5 *Monitoring and Review*.)

Participants

Bristol City Council

Friday 2 July 2010 am (reserve for any overrun during first week)

Wednesday 21 July 2010 Reserve for any additional matters which need to be discussed.