

QUESTIONS FOR BANES from NSL CONSERVATION

1. PROCESS

- Why do we have an RSS and Core Strategy?
- How did BANES decide the areas of search?
- Why was the SW of Bath green belt been targeted above other areas to n/w or e of Bath?
- Will the consultation process allow for a third option to be considered (given 1 and 2 both include urban extension to SW and therefore present NO option for this side of Bath)?
- Please explain how the Core Strategy plans can advance whilst the Govt is reviewing the sustainability of the RSS – which proposed the same plans?

2. HOUSING NEEDS

- Why so many houses in one space – why not spread into smaller units?
- How many people will come off the council 'homeless/in need of housing register as a result of the proposed development? Percentage allocated to social housing
- How can the numbers (used to project housing needs e.g. growth) be substantiated in the light of the recession and changes to lending strategies on mortgages?
- At what point will Banes take into account University build programmes that will alleviate housing demand within Bath?
- Why are MOD and admiralty sites in and around Bath not being developed if they are decommissioned? Especially as they already contain significant infrastructure

3. ENVIRONMENT AND CLIMATE

- Can the council justify the lack of AONB status on SW Bath?
- How will Banes ensure Brownfield sites are built as a priority before green belt - what assurances and agreements will be ratified at Council, i.e. not just guidelines or policy?
- How will climate change targets/considerations be met by destroying farmland and green belt? What is the justification for building on farmland at a time when the world faces potential global food shortages as a result of climate change?
- How will the climate change commitments of BANES be influencing the decision making process on the sustainability of the proposed plans – e.g. commuter traffic to Bristol etc, number of dwellings, infrastructure demands etc

4. SCALE AND SITU

- How does the proposed strategy represent an 'EXTENSION' 'of Bath' when in fact it will be separated from Bath by the valley, brook and the river and will be more like a new town attached to the edge of Bath?
- How can such a scale of housing, which is not joined to anything, create an integrated community within Bath?
- How does the council justify the impact of a 3000% increase to the size of the community in the NSL area? (we are 63 residencies)
- How does the plan affect the world heritage status of Bath?
- The plans resemble a ribbon development linking Bath to Bristol – are there not restrictions for ribbon development in current planning?
- How will the council ensure that, should such a development start, it will not then continue to sprawl until Bath and Bristol are joined?

5. JOBS AND INFRASTRUCTURE

- How will Bath and the extension provide sufficient new jobs for 3000 people?
- How will the council avoid the new development around NSL becoming a commute town to Bristol? (see also climate impacts)
- How will Banes meet the costs of new infrastructure that will be required?
- How will Banes cope with the increase in traffic to the SW of Bath and how that affects residents, commuters and businesses in the area?

6. OTHER

- What are the timescales for this development?

7. CONSULTATION

- Why is the consultation period so short?
- Can it be extended given the scope and scale of the proposals?
- How can we best engage in the consultation process to make sure our views count?
- How will our views be taken into consideration?
- What can people do to make their views known?