

Draft Core Strategy

Publication Version Representation Form

Please return this form to Planning Services by midnight **3rd February 2011**.

Post to: PO Box 5006, Bath, BA1 1JG

Email to: planning_policy@bathnes.gov.uk

Rec d:

Ack:

Respondent No:

This form has two parts –

Part A – Personal Details

Part B – Your representations(s).

Please fill in a separate sheet for each representation you wish to make

In order to ensure that the scope and content of your representations on the Publication Core Strategy is restricted to issues of soundness and legal compliance, **you are requested to make your representation on this official form that has been specifically designed to assist you in making your representation. Please note all comments made on the Core Strategy will be publically available.**

A guidance note which explains how to complete this form is available on the website.

Part A

1. Personal Details* 2. Agent's Details (if applicable)

** If an agent is appointed, please complete only the Title, Name and Organisation*

Boxes below but complete the full contact details of the agent in 2.

Title	Mr	
First Name	Brian	
Last Name	Huggett	
Job Title (where relevant)	Chairman	
Organisation (where relevant)	Englishcombe Parish Council	
Address Line 1	Locksleigh	
Address Line 2	Church Lane	
Address Line 3	Englishcombe Village	
Address Line 4	Bath	
Post Code	BA2 9DU	
Telephone Number	01225 422864	
E-mail Address (where relevant)	Brian@brianhuggett.fsnet.co.uk	

Signature

Brian Huggett

Date **28th January 2011**

(Continue on a separate sheet if necessary)

7. Please set out what change(s) you consider necessary to make the Core Strategy legally compliant or sound, having regard to the test you have identified at 5 above where this relates to soundness. You will need to say why this change will make the Core Strategy legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be precise as possible.

7a Change required to make the Core Strategy legally compliant:

7b Change required to make the Core Strategy sound:

(Continue on a separate sheet if necessary)

***Please note** your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage. Please be as precise as possible.*

After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

8. If your representation is seeking a change, do you consider it necessary to participate at the public hearings part of the examination?

No, I do not wish to participate at the oral examination

x **Yes**, I wish to participate at the oral examination

9. If you wish to participate at the public hearings, please outline why you consider this to be necessary:

We feel that this matter is of considerable importance to the setting of the World Heritage Site, and on behalf of Englishcombe Parish Council would like to be able to reinforce this point if arguments are put forward to the contrary.

***Please note** the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.*

Representations may be accompanied by a request to be notified at a specified address of any of the following: that the Core Strategy DPD has been submitted for independent examination; the publication of the recommendations of any person appointed to carry out an independent examination of the Core strategy DPD; and the adoption of the Core Strategy DPD.

7a Change required to make the Core Strategy legally compliant:

This “blister” should be removed.

7b Change required to make the Core Strategy sound:

See 7a above

(Continue on a separate sheet if necessary)

***Please note** your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage. Please be as precise as possible.*

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No, I do not wish to participate at the oral examination

Yes, I wish to participate at the oral examination

9. If you wish to participate at the public hearings, please outline why you consider this to be necessary:

We would wish to speak only if this matter were disputed by B&NES.

***Please note** the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination. Representations may be accompanied by a request to be notified at a specified address of any of the following: that the Core Strategy DPD has been submitted for independent examination; the publication of the recommendations of any person appointed to carry out an independent examination of the Core strategy DPD; and the adoption of the Core Strategy DPD.*

Part B – Please use a separate sheet for each representation

Name or Organisation: **Englishcombe Parish Council**

3. To which part of the Core Strategy does this representation relate?

Page number: **19**

Policy / Proposal: **1.26**

4. Do you consider the Core Strategy is:

- | | | | | |
|-------------------------|-----|-------------------------------------|----|--------------------------|
| 4.(1) Legally compliant | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| 4.(2) Sound* | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |

****The considerations in relation to the Core Strategy being 'Sound' are explained in Planning Policy Statement 12 and the additional guidance for completing this representation form.***

*If you have entered **No** to 4.(2), please continue to Q5. In all other circumstances, please go to Q6.*

5. Do you consider the Core Strategy is unsound because it is not:

- | | |
|-------------------------------------|--------------------------|
| (1) Justified | <input type="checkbox"/> |
| (2) Effective | <input type="checkbox"/> |
| (3) Consistent with national policy | <input type="checkbox"/> |

6. Please give details of why you consider the Core Strategy is not legally compliant or is unsound. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Core Strategy, please also use this box to set out your comments.

6a Why you consider the Core Strategy **is legally compliant:**

This Parish Council fully and enthusiastically supports the principle contained in the policy above (and elsewhere in the Draft Core Strategy), that wherever possible Brownfield land should be given priority and utilised before Greenfield land.

6b Why you consider the Core Strategy is **sound:**

See 6a above

(Continue on a separate sheet if necessary)

7. Please set out what change(s) you consider necessary to make the Core Strategy legally compliant or sound, having regard to the test you have identified at 5 above where this relates to soundness. You will need to say why this change will make the Core Strategy legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be precise as possible.

7a Change required to make the Core Strategy legally compliant:

7b Change required to make the Core Strategy sound:

(Continue on a separate sheet if necessary)

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage. Please be as precise as possible.

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No, I do not wish to participate at the oral examination

Yes, I wish to participate at the oral examination

9. If you wish to participate at the public hearings, please outline why you consider this to be necessary:

Of interest to Englishcombe Parish Council.

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Part B – Please use a separate sheet for each representation

Name or Organisation: **Englishcombe Parish Council**

3. To which part of the Core Strategy does this representation relate?

Page number: **19**

Policy / Proposal: **1.31**

4. Do you consider the Core Strategy is:

- | | | | | |
|-------------------------|-----|-------------------------------------|----|--------------------------|
| 4.(1) Legally compliant | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| 4.(2) Sound* | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |

****The considerations in relation to the Core Strategy being 'Sound' are explained in Planning Policy Statement 12 and the additional guidance for completing this representation form.***

*If you have entered **No** to 4.(2), please continue to Q5. In all other circumstances, please go to Q6.*

5. Do you consider the Core Strategy is unsound because it is not:

- | | |
|-------------------------------------|--------------------------|
| (1) Justified | <input type="checkbox"/> |
| (2) Effective | <input type="checkbox"/> |
| (3) Consistent with national policy | <input type="checkbox"/> |

6. Please give details of why you consider the Core Strategy is not legally compliant or is unsound. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Core Strategy, please also use this box to set out your comments.

6a Why you consider the Core Strategy **is legally** compliant:

This Parish Council fully supports the principle of retaining the Green Belt within its current boundaries.

6b Why you consider the Core Strategy **is sound**:

See 6a above.

(Continue on a separate sheet if necessary)

7. Please set out what change(s) you consider necessary to make the Core Strategy legally compliant or sound, having regard to the test you have identified at 5 above where this relates to soundness. You will need to say why this change will make the Core Strategy legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be precise as possible.

7a Change required to make the Core Strategy legally compliant:

7b Change required to make the Core Strategy sound:

(Continue on a separate sheet if necessary)

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No, I do not wish to participate at the oral examination

Yes, I wish to participate at the oral examination

9. If you wish to participate at the public hearings, please outline why you consider this to be necessary:

Of interest to Englishcombe Parish Council.

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7a Change required to make the Core Strategy legally compliant:

7b Change required to make the Core Strategy sound:

B&NES and Developers should ensure that all dwellings, whether owner occupied or affordable/social, should integrate seamlessly

(Continue on a separate sheet if necessary)

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No, I do not wish to participate at the oral examination

Yes, I wish to participate at the oral examination

9. If you wish to participate at the public hearings, please outline why you consider this to be necessary:

We feel that this principle is important in maintaining the attractiveness of Bath as a whole. In our opinion recent developments have demonstrably not achieved this objective.

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

Representations may be accompanied by a request to be notified at a specified address of any of the following: that the Core Strategy DPD has been submitted for independent examination; the publication of the recommendations of any person appointed to carry out an independent examination of the Core strategy DPD; and the adoption of the Core Strategy DPD.

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7a Change required to make the Core Strategy legally compliant:

7b Change required to make the Core Strategy sound:

(Continue on a separate sheet if necessary)

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8. If your representation is seeking a change, do you consider it necessary to participate at the public hearings part of the examination?

No, I do not wish to participate at the oral examination

Yes, I wish to participate at the oral examination

9. If you wish to participate at the public hearings, please outline why you consider this to be necessary:

Of interest to Englishcombe Parish Council

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

Representations may be accompanied by a request to be notified at a specified address of any of the following: that the Core Strategy DPD has been submitted for independent examination; the publication of the recommendations of any person appointed to carry out an independent examination of the Core strategy DPD; and the adoption of the Core Strategy DPD.

soundness. You will need to say why this change will make the Core Strategy legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be precise as possible.

7a Change required to make the Core Strategy legally compliant:

7b Change required to make the Core Strategy sound:

(Continue on a separate sheet if necessary)

***Please note** your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage. Please be as precise as possible.*

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No, I do not wish to participate at the oral examination

Yes, I wish to participate at the oral examination

9. If you wish to participate at the public hearings, please outline why you consider this to be necessary:

Of interest to Englishcombe Parish Council.

***Please note** the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.*

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Part B – Please use a separate sheet for each representation

Name or Organisation: **Englishcombe Parish Council**

3. To which part of the Core Strategy does this representation relate?

Page number: **53**

Policy / Proposal: **B4**

4. Do you consider the Core Strategy is:

4.(1) Legally compliant Yes No **x**

4.(2) Sound* Yes No **x**

****The considerations in relation to the Core Strategy being 'Sound' are explained in Planning Policy Statement 12 and the additional guidance for completing this representation form.***

*If you have entered **No** to 4.(2), please continue to Q5. In all other circumstances, please go to Q6.*

5. Do you consider the Core Strategy is unsound because it is not:

(1) Justified

(2) Effective

(3) Consistent with national policy **x**

6. Please give details of why you consider the Core Strategy is not legally compliant or is unsound. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Core Strategy, please also use this box to set out your comments.

6a Why you consider the Core Strategy is not legally compliant:

This Parish Council regrets the omission in Policy B4 for the proposal to include the Parishes of Combe Hay (part), Englishcombe & Newton St. Loe in the AONB.

6b Why you consider the Core Strategy is unsound:

The failure to include in the Policy proposals for a Buffer Zone around the World Heritage Site of Bath as specified by UNESCO.

(Continue on a separate sheet if necessary)

7. Please set out what change(s) you consider necessary to make the Core Strategy legally compliant or sound, having regard to the test you have identified at 5 above where this relates to soundness. You will need to say why this change will make the Core Strategy legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be precise as possible.

7a Change required to make the Core Strategy legally compliant:

Provision within the Core Strategy for a Buffer Zone

7b Change required to make the Core Strategy sound:

See 7a above

(Continue on a separate sheet if necessary)

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage. Please be as precise as possible.

After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

8. If your representation is seeking a change, do you consider it necessary to participate at the public hearings part of the examination?

No, I do not wish to participate at the oral examination

Yes, I wish to participate at the oral examination

9. If you wish to participate at the public hearings, please outline why you consider this to be necessary:

Of key importance and interest to Englishcombe Parish Council

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

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Part B – Please use a separate sheet for each representation

Name or Organisation: **Englishcombe Parish Council.**

3. To which part of the Core Strategy does this representation relate?

Page number: **101**

Policy / Proposal: **Policy 5c/Proposal 5.45**

4. Do you consider the Core Strategy is:

- | | | | | |
|-------------------------|-----|-------------------------------------|----|--------------------------|
| 4.(1) Legally compliant | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| 4.(2) Sound* | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |

****The considerations in relation to the Core Strategy being 'Sound' are explained in Planning Policy Statement 12 and the additional guidance for completing this representation form.***

*If you have entered **No** to 4.(2), please continue to Q5. In all other circumstances, please go to Q6.*

5. Do you consider the Core Strategy is unsound because it is not:

- | | |
|-------------------------------------|--------------------------|
| (1) Justified | <input type="checkbox"/> |
| (2) Effective | <input type="checkbox"/> |
| (3) Consistent with national policy | <input type="checkbox"/> |

6. Please give details of why you consider the Core Strategy is not legally compliant or is unsound. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Core Strategy, please also use this box to set out your comments.

6a Why you consider the Core Strategy is not legally compliant:

6b Why you consider the Core Strategy **is sound:**

As in many Parishes in the Rural Area, Englishcombe has a proportion of people either working from home all the time, or, rather than travelling to London or other major towns/cities, working from home one or two days a week.

This is hampered by slow and unreliable Broadband connection (my current speed is 0.65 Mbs); we therefore strongly support the Council in their efforts to provide substantially improved speed and reliability

(Continue on a separate sheet if necessary)

7. Please set out what change(s) you consider necessary to make the Core Strategy legally compliant or sound, having regard to the test you have identified at 5 above where this relates to soundness. You will need to say why this change will make the Core Strategy legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be precise as possible.

7a Change required to make the Core Strategy legally compliant:

7b Change required to make the Core Strategy sound:

(Continue on a separate sheet if necessary)

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8. If your representation is seeking a change, do you consider it necessary to participate at the public hearings part of the examination?

No, I do not wish to participate at the oral examination

Yes, I wish to participate at the oral examination

9. If you wish to participate at the public hearings, please outline why you consider this to be necessary:

Of importance and interest to English Parish Council.

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Part B – Please use a separate sheet for each representation

Name or Organisation: **Englishcombe Parish Council**

3. To which part of the Core Strategy does this representation relate?

Page number: 116

Policy / Proposal: **Policy 6c/ Proposal 6.42**

4. Do you consider the Core Strategy is:

- | | | | | |
|-------------------------|-----|-------------------------------------|----|--------------------------|
| 4.(1) Legally compliant | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| 4.(2) Sound* | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |

***The considerations in relation to the Core Strategy being 'Sound' are explained in Planning Policy Statement 12 and the additional guidance for completing this representation form.**

*If you have entered **No** to 4.(2), please continue to Q5. In all other circumstances, please go to Q6.*

5. Do you consider the Core Strategy is unsound because it is not:

- | | |
|-------------------------------------|--------------------------|
| (1) Justified | <input type="checkbox"/> |
| (2) Effective | <input type="checkbox"/> |
| (3) Consistent with national policy | <input type="checkbox"/> |

6. Please give details of why you consider the Core Strategy is not legally compliant or is unsound. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Core Strategy, please also use this box to set out your comments.

6a Why you consider the Core Strategy is not legally compliant:

6b Why you consider the Core Strategy **is sound:**

This Parish strongly supports the concept, aims and objectives of the council's policy and statements on Conservation Areas; and the regular review of these areas as set out in the above Policy and Proposal 6.42,

(Continue on a separate sheet if necessary)

7. Please set out what change(s) you consider necessary to make the Core Strategy legally compliant or sound, having regard to the test you have identified at 5 above where this relates to soundness. You will need to say why this change will make the Core Strategy legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be precise as possible.

7a Change required to make the Core Strategy legally compliant:

7b Change required to make the Core Strategy sound:

(Continue on a separate sheet if necessary)

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8. If your representation is seeking a change, do you consider it necessary to participate at the public hearings part of the examination?

No, I do not wish to participate at the oral examination

Yes, I wish to participate at the oral examination

9. If you wish to participate at the public hearings, please outline why you consider this to be necessary:

Of interest to Englishcombe Parish Council

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Part B – Please use a separate sheet for each representation

Name or Organisation: **Englishcombe Parish Council**

3. To which part of the Core Strategy does this representation relate?

Page number: **134**

Policy / Proposal: **Core Policy 7 Proposals 7.04 & 7.05**

4. Do you consider the Core Strategy is:

- | | | | | |
|-------------------------|-----|-------------------------------------|----|--------------------------|
| 4.(1) Legally compliant | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| 4.(2) Sound* | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |

****The considerations in relation to the Core Strategy being ‘Sound’ are explained in Planning Policy Statement 12 and the additional guidance for completing this representation form.***

*If you have entered **No** to 4.(2), please continue to Q5. In all other circumstances, please go to Q6.*

5. Do you consider the Core Strategy is unsound because it is not:

- | | |
|-------------------------------------|--------------------------|
| (1) Justified | <input type="checkbox"/> |
| (2) Effective | <input type="checkbox"/> |
| (3) Consistent with national policy | <input type="checkbox"/> |

6. Please give details of why you consider the Core Strategy is not legally compliant or is unsound. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Core Strategy, please also use this box to set out your comments.

6a Why you consider the Core Strategy is not legally compliant:

6b Why you consider the Core Strategy **is sound:**

This Parish Council fully and enthusiastically supports the Annual Monitoring Review in 7.04 and the comprehensive 5 yearly reviews in 7.05.

This is in keeping with the principle in the 2010 consultation of ‘Plan – Monitor – Manage’ which had over whelming support from consultees.

Englishcombe Parish Council strongly believes that it and other like-minded councils actively participate in such reviews.

(Continue on a separate sheet if necessary)

7. Please set out what change(s) you consider necessary to make the Core Strategy legally compliant or sound, having regard to the test you have identified at 5 above where this relates to soundness. You will need to say why this change will make the Core Strategy legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be precise as possible.

7a Change required to make the Core Strategy legally compliant:

7b Change required to make the Core Strategy sound:

(Continue on a separate sheet if necessary)

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No, I do not wish to participate at the oral examination

Yes, I wish to participate at the oral examination

9. If you wish to participate at the public hearings, please outline why you consider this to be necessary:

Of interest to Englishcombe Parish Council

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Part B – Please use a separate sheet for each representation

Name or Organisation: **Englishcombe Parish Council**

3. To which part of the Core Strategy does this representation relate?

Page number: 142

Policy / Proposal: **Appendix 2**

4. Do you consider the Core Strategy is:

- | | | | | |
|-------------------------|-----|--------------------------|----|----------|
| 4.(1) Legally compliant | Yes | <input type="checkbox"/> | No | x |
| 4.(2) Sound* | Yes | <input type="checkbox"/> | No | x |

****The considerations in relation to the Core Strategy being 'Sound' are explained in Planning Policy Statement 12 and the additional guidance for completing this representation form.***

*If you have entered **No** to 4.(2), please continue to Q5. In all other circumstances, please go to Q6.*

5. Do you consider the Core Strategy is unsound because it is not:

- | | |
|-------------------------------------|--------------------------|
| (1) Justified | <input type="checkbox"/> |
| (2) Effective | x |
| (3) Consistent with national policy | <input type="checkbox"/> |

6. Please give details of why you consider the Core Strategy is not legally compliant or is unsound. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Core Strategy, please also use this box to set out your comments.

6a Why you consider the Core Strategy is not legally compliant:

Fails to carry forward Policies NE1 & NE2 from the saved Local Plan.

6b Why you consider the Core Strategy is unsound:

See 6a above

(Continue on a separate sheet if necessary)

7. Please set out what change(s) you consider necessary to make the Core Strategy legally compliant or sound, having regard to the test you have identified at 5 above where this relates to soundness. You will need to say why this change will make the Core Strategy legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be precise as possible.

7a Change required to make the Core Strategy legally compliant:

Carry forward policies NE1 & NE2.

7b Change required to make the Core Strategy sound:

See 7a above

(Continue on a separate sheet if necessary)

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No, I do not wish to participate at the oral examination

Yes, I wish to participate at the oral examination

9. If you wish to participate at the public hearings, please outline why you consider this to be necessary:

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Part B – Please use a separate sheet for each representation

Name or Organisation: **Englishcombe Parish Council**

3. To which part of the Core Strategy does this representation relate?

Page number: **98**

Policy / Proposal: **RA 3**

4. Do you consider the Core Strategy is:

4.(1) Legally compliant Yes **X** No

4.(2) Sound* Yes **X** No

****The considerations in relation to the Core Strategy being 'Sound' are explained in Planning Policy Statement 12 and the additional guidance for completing this representation form.***

*If you have entered **No** to 4.(2), please continue to Q5. In all other circumstances, please go to Q6.*

5. Do you consider the Core Strategy is unsound because it is not:

(1) Justified

(2) Effective

(3) Consistent with national policy

6. Please give details of why you consider the Core Strategy is not legally compliant or is unsound. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Core Strategy, please also use this box to set out your comments.

6a Why you consider the Core Strategy **is legally** compliant:

This Parish Council supports Policy RA3 in respect of Community Facilities and Shops

6b Why you consider the Core Strategy is **sound**:

See 6a above

(Continue on a separate sheet if necessary)

7. Please set out what change(s) you consider necessary to make the Core Strategy legally compliant or sound, having regard to the test you have identified at 5 above where this relates to soundness. You will need to say why this change will make the Core Strategy legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be precise as possible.

7a Change required to make the Core Strategy legally compliant:

7b Change required to make the Core Strategy sound:

(Continue on a separate sheet if necessary)

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- No**, I do not wish to participate at the oral examination
- Yes**, I wish to participate at the oral examination

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Of interest to Englishcombe Parish Council

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Part B – Please use a separate sheet for each representation

Name or Organisation: **Englishcombe Parish Council**

3. To which part of the Core Strategy does this representation relate?

Page number: **99**

Policy / Proposal: **RA4**

4. Do you consider the Core Strategy is:

- | | | | | |
|-------------------------|-----|--------------------------|----|-------------------------------------|
| 4.(1) Legally compliant | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |
| 4.(2) Sound* | Yes | | No | <input checked="" type="checkbox"/> |

****The considerations in relation to the Core Strategy being 'Sound' are explained in Planning Policy Statement 12 and the additional guidance for completing this representation form.***

*If you have entered **No** to 4.(2), please continue to Q5. In all other circumstances, please go to Q6.*

5. Do you consider the Core Strategy is unsound because it is not:

- | | |
|-------------------------------------|-------------------------------------|
| (1) Justified | <input type="checkbox"/> |
| (2) Effective | <input checked="" type="checkbox"/> |
| (3) Consistent with national policy | <input type="checkbox"/> |

6. Please give details of why you consider the Core Strategy is not legally compliant or is unsound. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Core Strategy, please also use this box to set out your comments.

6a Why you consider the Core Strategy is not legally compliant:

6b Why you consider the Core Strategy is unsound:

This Parish Council, whilst fully supporting the aims and objectives in RA4, has strong reservations in respect of the last sentence of 5.29 which refers to Community Right to Build.

Government Legislation in respect of Community Right to Build is at the present time far from clear and we feel that inclusion in the Core Strategy, as a firm policy, is premature and unwise.

(Continue on a separate sheet if necessary)

7. Please set out what change(s) you consider necessary to make the Core Strategy legally compliant or sound, having regard to the test you have identified at 5 above where this relates to soundness. You will need to say why this change will make the Core Strategy legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be precise as possible.

7a Change required to make the Core Strategy legally compliant:

7b Change required to make the Core Strategy sound:

Say that B&NES will consider bringing this forward once the CRB legislation is clearer.

(Continue on a separate sheet if necessary)

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Yes, I wish to participate at the oral examination

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Of interest to Englishcombe Parish Council

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7b Change required to make the Core Strategy sound:

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Of interest to Englishcombe Parish Council

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7b Change required to make the Core Strategy sound:

In the same way as there are proposals for “Affordable Housing”, the Core Strategy should contain similar proposals for Commercial and Industrial premises to encourage small and start-up businesses.

Such proposals as:

- A proportion of new and attractive, eco-friendly commercial and Industrial builds being Starter Units
- Premises should be made available on flexible leases to allow for easy expansion or contraction with consideration being given to a lease ‘holiday’ for the initial period
- Enterprise Zone type incentives, with scaled business rates over 3 - 5 year period.

(Continue on a separate sheet if necessary)

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Subject of interest to Englishcombe Parish Council

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Part B – Please use a separate sheet for each representation

Name or Organisation:

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Page number:

Policy / Proposal:

4. Do you consider the Core Strategy is:

4.(1) Legally compliant Yes No

4.(2) Sound* Yes No

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