

SUMMARY OF PLANNING APPLICATIONS NEEDING A RESPONSE

There are currently two planning applications, both in the name of the NRR and Linden Homes, which require a response. They are seeking renewals and extensions of the previous applications put in by NRR and Bellway. This is an opportunity to state again that we oppose the current plans and to give reasons. Without new planning permissions, the landscape will change.

Deadline for comments: Sunday 31 July.

This brief document is to guide you to more information and contacts.

When responding please state clearly that you are objecting – otherwise your submission may be classed as a general comment.

The two applications request the renewal of various planning applications in relation to the railway land:

- 1. Ref: 11/02329/REN Renewal of application 06/02880/EOUT**
Renewal of application 06/02880/EOUT (Redevelopment of former railway lands to provide mixed use development including 210 residential units of varying sizes, up to 695 sq m of retail business floor space (A1-A5 and B1); up to 325sq m of B1 floor space or for community uses (D1) and conversion of the Brunel rail shed for D1 uses; car parking and new bus stops; partial diversion of Frome Road (A362) through the site, works to various existing roads within the town and establishment of new roads to service the development including new bridge structures; new public realm works, ground remediation, alterations to ground levels, works to trees and existing habitat areas; upgrading of below ground utilities; new children's play areas; establishment of a new Sustrans route and diversion of existing public right of way).
- 2. Ref: 11/02346/CAR Renewal of application 06/03753/CA**
Renewal of application 06/03753/CA (Demolition of bridges/underpass, former forge/wagon works, railway platforms and wall in connection with the development of the former railway line application ref. 06/02880/EOUT)

These two applications are at the heart of the whole NRR plan. Radstock Action Group is opposed to both of them. Additionally, they appear to permit a slackening of requirements in relation to such issues as decontamination.

Linden Homes has submitted two one hundred page documents which can be viewed, together with other documentation at:
http://planning.bathnes.gov.uk/PublicAccess/tdc/DcApplication/application_detailvie.aspx?keyval=LM4A4KCT0ML00&searchtype=PROPERTY&module=P3
Go to Associated Documents and see Background Papers, Planning Statements Parts 1 and 2.

Where can I see the plans?

We asked for copies to be made available at the Victoria Hall and they may be there if you call in.

To find the applications on-line – Google the reference numbers quoted above.

How can I comment?

On-line:

http://planning.bathnes.gov.uk/PublicAccess/tdc/DcApplication/application_comments_entryform.aspx?caseno=LM4A4KCT0ML00

Or by email to: geoff_webber@bathnes.gov.uk

Please be sure to state the reference numbers in your communications.

By post:

Geoff Webber, Senior Professional - Major Developments
Planning Services
Bath and North East Somerset Council
PO Box 5006
Bath BA1 1JG

Further enquiries:

Phone Geoff Webber on 01225 477654 or email him at:
geoff_webber@bathnes.gov.uk

Deadline for comments: End of Sunday 31 July

You might want to consider some of the following points but there are as many points as there are people here are just a few to get you thinking!

- It is arguable that this is not a renewal application but constitutes a new application since the applicant argues that they need time to think about possible changes to the plans – we are unhappy about anyone asking for approval for possible changes when they do not state what the changes might be
- The whole package, which includes the road will be bad for Radstock and lead to degeneration rather than regeneration.
- Linden Homes prides itself on listening to local people (www.lindenhomes.co.uk/community-engagement.htm) so it is worth pointing out that local people have repeatedly expressed their opposition to the whole project and that Linden Homes are complicit in a lack of consultation which is a requirement for new developments; this application should be rejected and the authority should demand real consultation
- Energy efficiency matters are central to sustainable development, but the homes being proposed are now of an old design and standard and will not be the state of the art structures that a decent development should expect.
- New developments are required to provide jobs to match but there is no evidence anywhere in this application that this has been or will be done; this is likely to result in further out-commuting and, hence, even more traffic congestion
- It is always useful to be able to cite specific regulations which may be breached by a planning decision. Amongst the most prominent in this case are Planning Policy Statements (PPSs). You can find out about them at: <http://www.communities.gov.uk/planningandbuilding/planningsystem/planningpolicy/planningpolicystatements/>. If you want to do a bit of hard-hitting stuff, just pick one and then look at the application and you'll be on your way.
- **Above all, just write in if you are opposed to the applications and tell them with whatever reasons you personally have. They have to take you seriously.**