



B&NES Local Plan Engagement, Stage B

WORKSHOP BATH & ENVIRONS

11 September 2023

FINAL Report

11 October 2023

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B&NES Local Plan Engagement, Stakeholder Workshops, Stage B

A second workshop for community representatives and key stakeholders in Bath and its Environs was held at Bath Cricket Ground on September 11th. The workshop was attended by approximately 25 people.

The workshop was introduced by a short presentation on the process of developing the Local Plan and a summary of what we heard from participants in the January workshop. This was organised around six themes developed from the West of England Placemaking Charter that set out the range of concerns of the Local Plan at a strategic, place and building scale. A summary of parallel engagement with Seldom Heard groups was also given.

The first half of the workshop explored what community representatives and key stakeholders thought about proposed Local Plan Responses to what had been said at the previous workshop. The second part explored the key questions, challenges and opportunities that should inform further evidence gathering or policy development. Stakeholders discussed their views in groups of 5 to 7 people with the support of B&NES and Design West officers. There was an opportunity to feedback some key observations to the room. This response from B&NES Stakeholders will inform the development of policy and spatial options that will be formally consulted on in 2024.

The workshop was an opportunity to explore in more depth the ideas about priorities for the Local Plan. For stakeholders the role of the local plan in giving order and momentum to strategic adaption and mitigation in response to the climate and ecological emergencies at a city and neighbourhood scale continued to be a priority. Stakeholders value the green and blue character of the city and want to see that evolve and improve alongside its distinct built and landscape heritage. The need to deliver accessible and walkable streets is thought to be important for visitors and residents alike. The need to make public transport work in the day to day to unlock more sites in the long-term was highlighted. Stakeholders thought there were opportunities to deliver housing that is more affordable and equitable by supporting more diverse delivery and by identifying both small scale, building and neighbourhood scale sites. A stronger development of approaches to mixing uses, localising facilities and recreation destinations and supporting 15 minute neighbourhoods cut across the discussions.

The comments stand as their own summary and can be refenced back to the views given in January. **The questions that people prioritised in discussion are highlighted in bold.** **The additions and commentary given to the local plan responses are highlighted in red.**

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ZERO CARBON AND CLIMATE RESILIENCE			
YOU SAID - JANUARY 2023	WHAT WE CAN DO - LOCAL PLAN RESPONSE	QUESTIONS GOING FORWARD	COMMENTS SEPTEMBER 2023
<p>A strategic approach is needed to neighbourhood scale, building and energy retrofit. Community energy could speed delivery of renewable energy sources.</p>	<p>We will promote this question through the Local Plan Options process, however, here are more effective channels to use, e.g., social media campaigns and working with organisations such as Bath and West Community Energy who are very active in delivering changes.</p> <p>Does not tell you anything as an individual – needs street wide initiatives for delivery of retrofit. Encourage community collaboration, experiential knowledge, sharing and best practice.</p> <p>Energy Efficiency, Retrofitting and Sustainable Construction, B&NES, 2022</p>	<p>What ideas do people have about neighbourhood scale energy retrofit? Do we have enough freedom with our policies? How can we inspire greater take up of retrofit – including solar panels and air source heat pumps?</p> <p>Should we allocate sites or broad areas for renewables and district heating? YES</p> <p>Are there willing landowners who would want to promote their sites for these uses?</p>	<ul style="list-style-type: none"> • Needs to include electrical infrastructure – grid currently can't provide for future needs – e.g., electrified homes and cars. Work with National Grid. • Needs a framework in which a neighbourhood retrofit/ community energy initiative can take place? E.g., pilot street/neighbourhood project to develop guidance? • Consider evidence - energy assessment studies of neighborhoods? Map out where district heating needed (could be GSHP or ASHP) and identify how to site plant and connect. • Permitted development/rules/passports for retrofit of Listed Buildings and in Conservation Areas e.g., for window changes and air source heat pumps? • Need policy on onshore wind and solar outside of WHS and AONBS (these areas should at least be eligible for checking).
<p>Adaptation to climate change should be integrated in design approaches – contributing to city wide flood mitigation and summer shade in streets.</p>	<p>The Local Plan could allocate the right land for the right purposes to achieve wider mitigation objectives. Delivery might be challenging but needs to be addressed. Evidence is required to support this approach.</p> <p>E.g., We could identify priority locations for tree planting to assist in climate mitigation e.g., water retention and flood resilience.</p> <p>Design Guidance and Coding could be cross cutting linking energy & sustainable construction, design, active travel, nature recovery and flooding policies.</p>	<p>Should we safeguard land for climate adaptation/ mitigation e.g., flood resilience, Biodiversity Net Gain?</p> <p>Tree cover surrounding the city is an important aspect of its character, mitigating impacts of extreme rainfall. Much of the tree cover is beginning to reach the end of its natural life and needs continual replacement. What is the role of the Local Plan and citizens in enabling this? (See natural spaces and bio response).</p> <p>How should our district-wide Development Management policies better address/require climate adaptation measures?</p> <p>Review of CiL? Should it be targeted more to addressing the climate emergency? What other funding mechanisms are there?</p>	<ul style="list-style-type: none"> • Develop options for positive adaptation and mitigation actions. We need more rapid, radical solutions. More powerful policies that allow for greater action. • Clear definition of flood plain needed – and use of nature based solutions to flood prevention. • Policy for multifunctional land – solar farm, biodiversity net gain – green burials. • 100-year plan for trees – more joined up tree planting. • Existing tree canopy protection should be strengthened. • Enhance NPPF with requirements for trees in major development schemes. • Make sure plans in place for management of woodlands and new planting – ref WoE Trees and Woodland Strategy. • Consider what weight to give to heritage/climate policies? • Consider how to balance sustainability policy and approach to adaptation and to suit specific heritage

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			<p>of city streets and spaces in the WHS. E.g., not all streets can have trees added as vaults under pavement – how is shade achieved here?</p> <ul style="list-style-type: none"> • CiL should prioritise GPs and Schools – renewable market funding elsewhere.
Wish to continue to see high energy and zero carbon standards for new builds.	Agree, the current policies adopted in the Local Plan Policy Update (LPPU) 2023 sets higher standards.	Options are being considered to introduce more ambitious energy targets, does this need further strengthening? Water use in the home – are we ambitious enough with household water usage?	<ul style="list-style-type: none"> • Go further to set standards for embodied carbon and require lifecycle assessments. • Set standards for water usage - see LETI and RIBA 2030.
<p>We also heard:</p> <ul style="list-style-type: none"> • Important to tackle the climate crisis. • Become more self-sufficient for energy and food. • See sustainably located carbon positive new homes. 			

MOVING AROUND			
YOU SAID - JANUARY 2023	WHAT WE CAN DO Local Plan response – have we missed anything?	QUESTIONS GOING FORWARD	COMMENTS SEPTEMBER 2023
Streets need to be adapted and designed to prioritise walking and cycling with better storage/parking for cycles.	<p>Placemaking narrative/low car neighbourhoods - generally, the LP can influence the design of new development so that it encourages walking, cycling, public transport use and provides for mixed use developments. Transport and Development SPD is an existing key document.</p> <p>Further Design Guidance and Codes – will be produced and will need to cover these issues.</p>	What is role of the Local Plan in adapting existing streets to prioritise walking and cycling?	<ul style="list-style-type: none"> • Providing better walking opportunities should drive good street design, support heritage and be disabled friendly can help to secure contributions. • Not one size fits all – needs local street design codes. • Better design for interventions – e.g., cycle hangars • How does this link to the Circulation Plan and to Health and Well-being?
The impact of traffic needs to be reduced over a wider area than the city centre.	We plan to create a Bath Circulation Plan identifying main routes and livable neighborhoods within this. This is a long-term plan – short term plans are around clean air and demand management.	<p>Do people know enough about the Bath Circulation Plan? NO</p> <p>Is a more proactive (short/medium term) transport strategy needed? YES</p>	<ul style="list-style-type: none"> • A Bath Circulation Plan communications strategy is needed. • Livable neighborhoods have become politically sensitive – need to make sure this approach is robust enough for the plan period and has meaning.
Better, cheaper more responsive public transport is needed – with more incentives/rewards for changing behaviour.	The Local Plan will be seeking to allocate development sites that are as sustainable as possible, and well connected to public transport choices. Developers could be required to provide incentives to new occupants to use public transport, but generally public transport providers are private entities and need to be commercially viable.	How can we encourage people to use more sustainable choices, and to take up active travel?	<ul style="list-style-type: none"> • Provide safe strategic walking routes, gritted in winter with good (motion triggered) lighting. • Start with walking and cycling routes to schools and streets around schools. • Ensure that there is consistent/reliable and affordable public transport with up-to-date timetables/info. Use WECA infrastructure levy? • Reality is bus cuts. Can major development subsidise bus routes through CiL? • Ideally more localized control of the bus network. More community transport – better connected? • Hop on hop off electric bus. Low-cost green buses. • Better more secure cycle storage.

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			<ul style="list-style-type: none"> Cheap/affordable park and ride linked to cycle routes and in conjunction with increasing city center parking costs. Policy or SPD to reduce parking in developments that are walkable to the city centre. Need a coach and tourism strategy. Does this link to 15-minute communities?
A mix and diversity of activities in neighbourhoods is valued and this can be contributed to by creating multi-functional neighbourhood hubs.	The Local Plan will seek to emphasise the importance of neighbourhoods and seek to protect land uses of community value. There may also be opportunities to safeguard land for new neighbourhood hubs, and a good example of this is at Mulberry Park, with another being required as part of the Western Riverside Phase 2.	What uses would be in a multi-functional neighbourhood hub?	<ul style="list-style-type: none"> Engage with local communities to identify current provision and needs - establish synergies? Set basic standard for amount of provision as a condition of approval. Key for new development should invest in locality – schools, NHS, community buildings, bus stops, business uses and mixed community housing.
Neighbourhoods need more tangible connections between them and to the city centre – walking and night walking maps could develop this. There is a need to enable movement for visitors, hospital and hospitality staff late at night, last mile deliveries and children travelling to school.	<p>We could improve the quality of existing routes for walking and cycling and provide new routes.</p> <p>We could celebrate existing examples where new pedestrian/cycle/micro mobility accessible infrastructure enables last mile delivery.</p>	What spatial improvements would support more active travel for all?	<ul style="list-style-type: none"> LTNs, ensuring routes are safe – having a strategy or Circulation Plan. Wider pavements and improved pedestrian crossings.
<p>We also heard:</p> <ul style="list-style-type: none"> Have access to better active travel routes and cheaper sustainable transport. Good quality walking routes – make these the natural choice for getting around. 			

NATURAL SPACES AND BIODIVERSITY			
YOU SAID - JANUARY 2023	WHAT WE CAN DO Local Plan response – have we missed anything?	QUESTIONS GOING FORWARD	COMMENTS SEPTEMBER 2023
There is an opportunity to link greener spaces in the city centre to green fingers reaching out into the countryside.	Opportunities to be identified and to be delivered where opportunities arise. Local Plan could identify options.	Are there any specific opportunities to linking city centre green spaces to the countryside?	<ul style="list-style-type: none"> Utilise (open up) waterways as walkable routes. Use new developments to increase connectivity. Designation of new spaces in countryside. Management of countryside and access.
Make decarbonising the city visible through greening movement networks - creating cleaner more walkable places with a stronger connection to nature.	Development sites could contribute towards delivering this. The city has strong foundations in this regard which will be further emphasised i.e., the Landscape City, the Therapeutic Landscape (Great Spas of Europe WHS inscription) from which to develop this reputation.	What opportunities could be mapped/identified to inform a policy for greening movement corridors and to clarify opportunities?	<ul style="list-style-type: none"> Bath is already seen as a living city, enhance this. Health and well-being – map existing health profiles for children and older people etc. Map desirable green walking routes
Public spaces and parks are seen as important for bringing different communities and age groups together – and for providing for children and young people.	Local Plan can help provide for these. We can continue to identify/safeguard existing open spaces and identify requirements for new green spaces to meet pressure from population growth.	<p>What role is being envisaged for the LP in safeguarding and improving public spaces and parks, trees and green infrastructure?</p> <p>What can LP do for the management/use of these public spaces?</p>	<ul style="list-style-type: none"> Consider landscape and ecological heritage alongside built heritage. Parks, tree canopy and green corridors part of a 'system' of habitats/places - needing stronger protection. Make sure land is used to high densities, with appropriate height/massing - require robust GI provision (including allotments) – avoid infringing existing public parks. Greater density creates more room for green

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			<ul style="list-style-type: none"> spaces. Public spaces have an important role in meeting needs of residents and especially those living in HMOs.
			<ul style="list-style-type: none"> Consider quality of green spaces protected – too many constraints around development in the green belt - look at boundaries.
Communities could be involved in the rewilding of underused Council owned spaces, increasing interaction with nature.	The Local Plan can help to facilitate and provide connections to these possibilities.		
More community gardens, fruit orchards and allotments should be created. Food growing, peri urban market gardens and urban agriculture should be encouraged.	The Local Plan has an important role to play in requiring such spaces to be provided as part of new development. It also protects existing facilities and could allocate other land for these purposes.	<p>What role should the Local Plan play in encouraging community gardens and food growing?</p> <p>Are there specific locations where such facilities should be provided?</p> <p>What other impacts would need to be considered (e.g., to landscape/WHS setting etc.) and how much priority should these be given?</p>	<ul style="list-style-type: none"> Need to differentiate between community orchards and allotments and commercial food growing.
<p>We also heard:</p> <ul style="list-style-type: none"> Better city river interfaces – connection with water/nature for residents and visitors. E.g., Bath River Line. More multifunctional, accessible – play and green spaces. Wish to ‘see green’ wherever you look 			

IDENTITY AND BELONGING			
YOU SAID - JANUARY 2023	WHAT WE CAN DO Local Plan response – have we missed anything?	GOING FORWARD	COMMENTS SEPTEMBER 2023
There is ambition for ‘a city better than the one we have inherited’ and support for high quality design that is of its time, supported by clear guidance.	It is an important role of Local Plan to be ambitious and to articulate the outcomes that we want to see. Design Guidance and codes are required and need to be produced.	<p>How can we achieve continuous improvement of design standards, and pursue excellence for all?</p> <p>How can we be brave, be innovative, embrace change and respect character and achieve the political support necessary?</p> <p>What ideas do people have around approach to design policies/framework in LP and design guidance for the city?</p>	<ul style="list-style-type: none"> New developments should be sensitive to and enhance existing places. Design guide for planting for biodiversity. Have proper master planning. Use Design Codes but allow these to change over time of be continuously improved/updated? Encourage use of architect who designed the building at construction and better more coherent policy on enforcement. Condition material detail/quality at planning stage. Key sightlines preserved in our beautiful and unique city. Maximise use/adaptation of city centre houses to provide residential accommodation for a stable community - respect the Bath tradition of denser urban living.

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There is an opportunity to push design standards for the integration of cycling, recycling and other facilities in new development and reduce the impact of parking decoupling this from the street.	As above.		<ul style="list-style-type: none"> At what cost, what needs to change?
There is a role in the design of buildings and public spaces to shape safe places for women, with good natural surveillance and lighting.	As above.		<ul style="list-style-type: none"> Extend to all vulnerable people. Include warm spaces.
There are opportunities to provide shared assets/ resources alongside homes such as laundry rooms or garden sheds.	Possible role of Local Plan, particularly important in enabling smaller homes.		
We also heard: <ul style="list-style-type: none"> Preserve and contribute to built and landscape heritage. Develop a more inclusive definition of heritage. Involve diverse people in policy and decision making. 			

HOUSING AND SHARED PROSPERITY			
YOU SAID - JANUARY 2023	WHAT WE CAN DO Local Plan response – have we missed anything?	QUESTIONS GOING FORWARD	COMMENTS SEPTEMBER 2023
Well located affordable and key worker housing, and more family housing are important.	Key approach of Local Plan but very challenging to deliver through policy alone. Land values in Bath are particularly high and this effects viability, despite higher sales values. Evidence is emerging that will help with this, but these conditions remain.	<p>Given pressures on land, how can we address the need for more diverse and affordable housing (including low-cost affordable housing for families)?</p> <p>What options might we have and what innovative ideas are there?</p> <p>How much can we intervene in what's provided, rather than leaving it to the market?</p>	<ul style="list-style-type: none"> Develop evidence base for need for key worker housing. Consider how to make a less expensive affordable Bath? Covenant housing to local people/workers? Identify next 10/20-year potential sites that are well-located – may need to support industry to move. Integrate transport planning as good PT connections can make sites more speedily accessible (avoiding congestion). See good examples elsewhere of planned mixed communities with good connectivity NW Cambridge, Freiburg. Hold design competitions to bring innovative design thinking to bear. Policy to encourage incremental densification on small sustainably located sites and micro sites across the district - backland/garage/large garden/back and roofs of building etc. Require high design standards. See this GLA example. Need more development by not-for-profit and charitable providers – actively engage and

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			<p>encourage this. In conjunction with city/B&NES ownership of land to facilitate. (Mulberry Park is a very good example)</p> <ul style="list-style-type: none"> Consider options for setting out a masterplan to support more diverse tendering to wider range of housing providers (in co- housing) – may require making smaller parcels or sub plots?
		Economy – how do we ensure that we have the right jobs in the right places? How much protection for commercial premises can we give (with PD rights?)	<ul style="list-style-type: none"> Policy to safeguard employment sites and make sure there is new space to support sufficient jobs of appropriate quality.
A proactive approach to providing homes for an ageing demographic with more provision of Lifetime Homes to downsize to and support independence for longer.	See above.	Agreed important to liberate family homes.	<ul style="list-style-type: none"> Create central/accessible sites for older people and especially older single people who want to downsize. We need to develop more extra care housing for our aging population and homes for single young people for rent. LP to set targets for lifetime homes and extra care linked to housing needs assessment. Consider also multi-generational models – such as co-housing and Oakfield, Swindon (by Igloo/Nationwide). Link to NHS and social/older care provision. What standards does the LP set for accessible homes e.g., when requiring as a % of a development?
Need to consider climate resilience and access to affordable warm spaces and cool spaces in summer.	Limited role for Local Plan.		<ul style="list-style-type: none"> Generally, consider policies that encourage better more resilient design to prevent overheating and conserve energy through behaviors. Tree Planting – maintaining and adding to the tree canopy is important. For homes - green walls, shutters and brise soleil? Consider laundry drying outside....
Using land efficiently is necessary because space is limited. Concern about impact of too many Airbnbs.	Ability to limit or control short term lettings has been consulted on by government.	We have growth demands for ‘normal’ housing, affordable housing, the universities, and the economy. We probably don’t have enough space to accommodate all these demands, so how do we balance these growth aspirations with the limited space that is available? What are our priorities?	<ul style="list-style-type: none"> Policy to restrict Airbnb’s and second homes. Policy on sustainable 15-minute communities. Policy on conversion of tall city center buildings and linked sites to maximise use for permanent residents.
Economically consider different business models that foster sharing, caring and cooperating. Could be co-housing?	Beyond scope of Local Plan?	Can we provide for different business models – role of the Local Plan in this?	<ul style="list-style-type: none"> Could create opportunities for co-housing by not for profits.
<p>We also heard:</p> <ul style="list-style-type: none"> More varied housing - lifetime homes, affordable homes, less concentration of student residences. Opportunities for affordable city centre living. Co-location of workspace and housing. 			

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HEALTHY & INCLUSIVE COMMUNITIES			
YOU SAID - JANUARY 2023	WHAT WE CAN DO Local Plan response – have we missed anything?	QUESTIONS GOING FORWARD	COMMENTS SEPTEMBER 2023
Synergies can be found in a diverse offering that is attractive to visitors and residents.		<p>What is attractive to residents and visitors alike? What are the issues that need to be addressed in the city centre and how can the Local Plan support this?</p> <p>How do you make communities inclusive and sustainable for existing and new residents?</p>	<ul style="list-style-type: none"> Public toilets & drinking water. More diverse high streets. Can be monofunctional – e.g., lots of estate agents. More activities for younger people. Improved accessibility throughout the city including to attractions (access audit and map). Promote longer stays, people exploring more – more affordable hotels. Site allocations can benefit existing communities. Should avoid considering in isolation – encourage stitching into and enhancing existing communities for green and social infrastructure. E.g., Elizabeth Park, Western Riverside & Sion Hill, Bath Spa.
		What does a more sustainable visitor destination look like? What are the key issues that need to be taken into account? And how can we achieve this?	<ul style="list-style-type: none"> Protect housing in city center from excessive growth of Airbnb/Party Houses - maximize the number of stable residents. It would have better WIFI in the city centre. Local plan can articulate the need for a mix of uses.
To develop/support a vibrant cultural offer and activities that build on the city's reputation as a place of health and wellbeing.	Local Plan can articulate the ambition for the city, providing a basis for initiatives and projects that can deliver this.		<ul style="list-style-type: none"> Local plan can articulate the need for a mix of uses.
Need to consider access to healthcare and the need perhaps for walk in centres and clinics to take pressure off GPs and A&E.	Local Plan will work closely with NHS / Primary Care Network/ Integrated Care Board (ICB) to coordinate.		<ul style="list-style-type: none"> Provide 'Polyclinics' – in city center or well-located/sustainable site allocations. More walk-in centres would be desirable. Encourage the co-location of services.
New and existing neighbourhood community hubs should be developed that are multi-functional, intergenerational and offer indoor and outdoor spaces.	The Local Plan can identify Local Centres.	Should we strengthen the role and significance of local neighbourhood centres, protecting what we value and enabling change? YES	<ul style="list-style-type: none"> Policies to require developers to build communities with shared assets rather than just housing that relies on/leverages existing assets. Encourage synergy between new and existing. Policy in LP to encourage and facilitate 15-minute neighbourhoods. Policy on local shops for large developments. Corner shops and more retail diversity.
The aim should be that everyone can feel engaged and connected with their community.	'Giving people a greater say' is one of the core policies of the Council and there are a wide range of ways in which it seeks to achieve this.	How do we take the community with us?	
Here community ownership and management of places is also considered to be important.	Stewardship could be something for the Local Plan to encourage but indirect?		
<p>We also heard:</p> <ul style="list-style-type: none"> Make inclusive independent access a norm. Space and opportunities for young people – accessible public spaces and amenities. 			

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AGENDA - Bath and Environs

11 September 2023

Bath Cricket Club, North Parade Road, Bathwick, Bath BA2 4EX

The Local Plan Launch set out the role of the Local Plan in establishing the vision, strategy and policies to guide development over the next 20 years. This workshop is the second stage of stakeholder engagement. The aims are to report back on what we heard, ask you if we have missed anything and explore your response to the emerging key challenges and opportunities.

The Local Plan should promote a connected region of vibrant and sustainable places, addressing the climate emergency and improving people's lives.

16.30 B&NES 2042

Workshop Introduction & Report Back
You said, we propose
Q&A (30)

17.00 Review Summary of Views

Identify What's Missing (25)

17.25 Identify Key Questions Going Forward (10)

17.35 BREAK

17.50 Explore Key Questions

What, who, how, priorities (40)

18.30 Feedback (20)

18.50 Next Steps (10)

19.00 END

Design West are the centre of excellence for architecture, design & placemaking in the West of England.

Attendees

GROUP	Name	Parish/Organisation
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A		
	Ruth Madeleine Malloy	Weston Ward Councillor
	Susan Charles	Access Banes
	Tom Boden	National Trust
	Jess David	Moorlands Ward Councillor
	Richard Daone	B&NES Deputy Head of Planning (Policy)
	Mariana Aguilar	Design West, Design Officer

B		
	Douglas Creed	Kelston Parish Council
	Cllr Joanna Wright	Lambridge Ward Councillor
	Deborah Collins	Widcombe & Lyncombe Ward Councillor
	Alex Sherman	Bath Preservation Trust
	Fiona Gourley	Bathavon South Ward Councillor
	Stephen George	B&NES Principal Planning Officer
	Pippa Goldfinger	Design West, Head of Design

C		
	Alison Born	Widcombe and Lyncombe Ward Councillor
	Rachael Hushon	Federation of Bath Residents Associations
	Jonathan Woodings	South Stoke Parish Council
	Toby Simon	Bathwick Ward Councillor
	Alice Nunn	B&NES Senior Planning Officer
	Hayden Foster	B&NES Planning Officer

D		
	Peter Martin	Bathford Parish Council
	Martin Mitchell	Cotswolds National Landscape (AONB)
	Malcolm Austwick	Combe Hay Parish Council
	Georgi Tyler	B&NES Senior Development Officer
	George Edwards	B&NES Engineer, Highways Policy