

**I particularly wish to draw your attention to a point of Procedure and Ethics.**

First let me familiarise you with the scale of the proposed site. The area in question is some 10 Hectares - or 25 Acres. It is hard to visualise an area that is so big - let me help - that is approximately 15 football pitches - or for non sporty locals - just under HALF the entire area of Bath's Royal Victoria Park.

A site size that I'm sure you would agree would be daunting in many urban settings and a size that is completely overwhelming in a Hamlet of just 26 houses and 60 people.

Let me also familiarise you with land value. Generally in the green belt area within BaNES good agricultural land could fetch £10,000 per acre if you are lucky enough to find a buyer! The 10 Hectare site in question consists of 2 adjoining titles - the smaller of these only covers the old colliery buildings and has planning consent to restore these for 1 residential dwelling - the significantly larger title covering the bulk of the 10 Hectares is without any planning consent it is a mining spoil heap and will therefore have a significantly lower land value than good agricultural land.

Anyone living within our Green Belt know it is nearly impossible to get planning consent for even a modest 'In Keeping' extension - and thus most landowners accept that land will not have any planning potential.

The PROCESS that BaNES will take any remaining sites into after this 8 week consultation provides a means for PRIVATE landowners to get planning permission on land that previously would have been deemed unsuitable for development and thus gives them the potential to vastly increase the land value. All at the cost of BaNES taxpayers.

**Cabinet**

Can you assure BaNES taxpayers that we will not be exploited by landowners who may be using your planning process to inflate the value of their land and who at a 'convenient' moment could withdraw from the the process with planning consent - leaving you with 'political egg on your faces' and themselves with a hugely inflated land value.

What process do you have in place to lock in landowners to ensure that this CAN NOT HAPPEN?