

**Statement of Common Ground**

**Major Alternative Sites in the Green Belt -  
Keynsham**

**Pegasus Planning Group on behalf of J S Bloor Ltd  
and Bath & North East Somerset Council**

**13th December 2011**

## 1.0 Introduction

- 1.1 As requested by the Core Strategy Inspector, Simon Emerson, Bath & North East Somerset planning authority has been asked to coordinate the production of succinct *Statements of Common Ground* to establish areas of agreement between the hearing participants pursuing major alternative development sites in the Green Belt and the Council to help focus discussion at the hearings.
- 1.2 The Inspector is clear that these must not be lengthy description background, but should highlight matters that will assist him with getting to grips with the complex and diverse material relating to the sites, including clear cross referencing to existing material. The content of these statements should include:
  - What evidence remains relevant and how it should be used
  - What evidence is lacking
  - What are the critical areas of agreement/disagreement

## 2.0 Description of the site

- 2.1 This site at south west Keynsham extends to approximately 55.94 hectares (gross). The site lies between Charlton Road to the west and Parkhouse Lane to the north and Redlynch Lane to the south. Immediately to the north of the proposed area is the adopted B&NES Local Plan allocation, K2.

## 3.0 Matters of Agreement

- The site is currently open land.
- The site is currently designated as Green Belt in the B&NES adopted Local Plan.
- The Site was promoted by JS Bloor in the SHLAA (CD4/H13) and comprises SHLAA site numbers K26b, c, d, e, f and g.
- The site falls within a previously identified Area of Search 1F for an urban extension to Keynsham in the Draft RSS Secretary of State's Proposed Changes (CD3/6).
- For the purposes of general conformity as set out in The Planning & Compulsory Act 2004 the regional strategy is RPG10
- Without prejudice to Pegasus Planning Group's analysis of the housing projections that there is shortfall against B&NES own evidence based housing requirement of 12,100 as the Council plans for 11,000 dwellings in the Core Strategy.

## 4.0 Matters in Dispute

- The level of overall housing provision and consequently JS Bloor's assertion that there is a need for development in the Green Belt
- JS Bloor's position that exceptional circumstances justifying a change to the general extent of the Green Belt at Keynsham have already been demonstrated in the preparation of the RSS.
- The weight to be attached to the evidence supporting draft RSS (CD3/4) and the draft RSS incorporating the Secretary of State's Proposed Changes
- J S Bloor's position that urban extensions are required in B&NES not only to accommodate its own housing needs, but also the needs that could not be accommodated in Bristol City Council area.(paragraph 52 of the Bristol Core Strategy Inspector's Report March 2010).
- J S Bloor's position that even on the basis of the 2008 based household projections i.e. 16,000 households for B&NES, without taking into account housing needs that cannot be accommodated in Bristol, that there are insufficient brownfield sites to meet housing needs.
- Whilst the Council is of the view that the Core Strategy as submitted is sound, should the Inspector conclude that it is unsound in respect of either the level of housing and economic development it plans for or the degree of flexibility required there is disagreement between the parties regarding the process by which one or other of these aspects of unsoundness would be addressed.

## 5.0 Declaration

The contents of this document are agreed for the purposes of the B&NES Core Strategy hearing.

Signed on behalf of Participant

*Sarah Hamilton-Fayn*

Position *Associate*

Date *12/12/11*

Signed on behalf of LPA

*R. Dome*

Position *PLANNING POLICY TEAM LEADER*

DATE : *13/12/11*

Date .....



