

## Statement of Common Ground

B&NES Core Strategy – Safeguarded Land at East  
Keynsham (Proposed Policy KE3B) and Enlarged  
Site (proposed by Taylor Wimpey)

Taylor Wimpey

And

Bath & North East Somerset Council

17 February 2014

## 1.0 Introduction

- 1.1 In his note of 3<sup>rd</sup> January 2013 ([ID/44](#)) the Inspector outlined his requirements in terms of Statements of Common Ground that he would like to be prepared in advance of his preparation for the hearings in March/April 2014. He has also confirmed the dates and scope of coverage for these hearing sessions.
- 1.2 The Inspector has requested that the Council and the various owners/developers/promoters of the Green Belt sites proposed for allocation in the November 2013 Amendments should prepare Statements of Common Ground relating to delivery and environmental impact of those allocations as per the Council's proposals in the following revised policies:
  - B3A Land Adjoining Odd Down, Bath
  - B3B Land Adjoining Weston, Bath
  - KE3A Land Adjoining East Keynsham
  - KE4 Land Adjoining South West Keynsham
  - RA5 Land at Whitchurch
- 1.3 The deadline for submission of hard copies of these Statements of Common Ground to the Inspector is noon on 14<sup>th</sup> February 2014; the Council has a working deadline of **7<sup>th</sup> February** in order to ensure timely completion.
- 1.4 The Inspector has specified in ID/44 what the Statements of Common Ground, should include (but not be limited to); this template covers these issues accordingly:
  - Delivery: Availability/start on site/likely annual completions (assuming that the Core Strategy is adopted by Autumn 2014).
  - Evidence already submitted relating to the main documents, including the evidence from landowners/developers included in the Core Documents or submitted with representations to the November consultation.
  - The Statement of Common Ground should make clear which parts of evidence are agreed and where there is disagreement briefly the main reasons for that disagreement.
- 1.5 The Inspector has suggested that the Statements of Common Ground may need to involve parties not currently active in the Examination, but they will only have a right to be heard if they have already made representations at an appropriate opportunity. The Council considers that this relates primarily to landowners who have not previously been involved in the examination process prior to Nov-Dec 2013.
- 1.6 In addition, Statements of Common Ground between the Council and other promoters in relation to their suggested alternative or enlarged proposals are welcomed by the Inspector as separate submissions. This Statement of Common Ground relates to the Council's proposals in Policy KE3B.

## 2.0 Description of the site

- 2.1 The proposed safeguarded land comprises c.3.1ha.
- 2.2 The site comprises an irregular shaped field located between the existing urban edge at Minsmere Road and Manor Road Community Woodland to the east.
- 2.3 The area is principally characterized by pasture and grass land with hedgerows and woodland surrounding the site.
- 2.4 The northern boundary of the site comprises a hedgerow which is also the southern boundary of the proposed site allocation in Policy KE3.
- 2.5 The topography of the area is reasonably flat with a gentle incline from north to south across the site.
- 2.6 There are areas of housing in Keynsham immediately to the west along Minsmere Road and Saltford further to the east (c.900m). The A4 is a major public transport corridor c.450m to the north. Wellsway secondary school lies to the north west of the site.
- 2.7 The Manor Road Community Woodland LNR lies immediately adjacent to the east.
- 2.8 A public right of way runs east to west through the site connecting the Community Woodland to the corner of Windrush Road and Minsmere Road.
- 2.9 See map included in **Appendix 1**.

## 3.0 Delivery

- 3.1 The area of the site to the south of the A4 is included in the SHLAA as available with moderate to high 'suitability / credentials' (SHLAA, November 2013 - **CD10/E19** Appendix 1c – **Location K26** North of Minsmere Road).
- 3.2 The site is assessed in the SHLAA as having a capacity of between 80-100 dwellings.
- 3.3 The site is proposed to be removed from the Green Belt and safeguarded for development beyond the end of the Plan period.
- 3.4 The landowner has confirmed that the site is fully within the control of Taylor Wimpey and is available for development.

## 4.0 Key relevant evidence

4.1 The key evidence prepared by the Council in relation to land at East Keynsham is as follows:

<p>Key evidence 2011-2012</p>	<ul style="list-style-type: none"> <li>• Previous iterations of SHLAA</li> <li>• Green Spaces Strategy <b>CD4/ENV3</b></li> </ul> <p><b>NB Much of the earlier Core Strategy evidence is in part superseded by more detailed evidence prepared to support the allocations as outlined below.</b></p>
<p>Additional evidence to support proposed changes</p> <p>Submitted March -Sept 2013</p>	<ul style="list-style-type: none"> <li>• East Keynsham Development Concept Options Report <b>CD9/CO2</b></li> <li>• Core Strategy Additional Evidence Heritage Asset Study <b>CD9/LV/1</b> Main Report, Appendix 6 and Appendix 7</li> <li>• Keynsham East Landscape and Visual Impact Assessment <b>CD9/LV/7</b></li> <li>• Green Belt Review Stage 1 <b>CD9/E2</b></li> <li>• Green Belt Review Stage 2 <b>CD9/E9</b></li> <li>• Affordable Housing Viability Study <b>CD9/H1</b></li> <li>• Flood Risk: The Sequential and Exception Tests Update <b>CD9/FR3</b></li> <li>• Infrastructure Delivery Plan <b>CD9/I1</b></li> <li>• Transport Evaluation Report Main Report <b>CD9/I2/1</b>; and appendices including Appendix E Land Adjoining East Keynsham and Appendix EE: Scenario 2 – RTA calculations <b>CD9/I2/6</b>; Appendix K: Accession Maps: Walking and Cycling <b>CD9/I2/12</b>; Appendix L: Accession Maps: Public Transport <b>CD9/I2/13</b>; Appendix N: Ward Model Share &amp; Ward Maps <b>CD9/I2/15</b></li> <li>• The Need and Potential for Employment Land Provision (to be given a Core Document number).</li> </ul>
<p>Documents associated with the Core Strategy strategic site allocation</p> <p>Submitted Nov 2013</p>	<ul style="list-style-type: none"> <li>• Preliminary Arboricultural Assessment – East Keynsham <b>CD10/E6</b></li> <li>• Bath and North East Somerset – Community Infrastructure Levy: Strategic greenfield allocations – viability testing <b>CD10/E7</b></li> <li>• Addendum to Landscape &amp; Visual Impact Assessment: Keynsham <b>CD10/E13</b></li> <li>• Renewable Energy Assessment for B&amp;NES Green Belt sites: Assessment <b>CD10/E16</b></li> <li>• Valuing people, place and nature – a Green Infrastructure Strategy for B&amp;NES <b>CD10/E17</b></li> <li>• Strategic Housing Land Availability Assessment (SHLAA) <b>CD10/E19</b></li> <li>• Extract B&amp;NES Playing Pitch Strategy <b>CD10/E20</b></li> </ul>

	<ul style="list-style-type: none"> <li>• B&amp;NES Local Education Authority – Education Requirements for the sites <b>CD10/E21</b></li> <li>• Transport Access Assessment Core Strategy Greenfield Site Allocation Keynsham <b>CD10/E22</b></li> <li>• B&amp;NES 51</li> </ul>
Response to Mactaggart & Mickel assessments	<ul style="list-style-type: none"> <li>• CH2M Hill Transport Modelling (to be given a Core Document number).</li> </ul>
Assessments	<ul style="list-style-type: none"> <li>• Sustainability Appraisal Annex L – Locational Alternative Appraisal Matrices <b>CD9/A1/5</b></li> <li>• Sustainability Appraisal Matrices (Annex O) <b>CD10/A1/3</b></li> <li>• Previous iterations of the SA</li> </ul>

4.2 The landowner has not submitted any technical reports.

## 5.0 Summary of Agreed Matters

5.1 The matters agreed relate to the current proposed safeguarded land as outlined in proposed policy KE3B. The following are matters agreed between the parties:

- The principle of removing land to the East of Keynsham from the Green Belt and safeguarding for future development is supported.
- The wording of proposed Policy KE3B is supported.

## 6.0 Summary of Matters in Dispute

6.1 Taylor Wimpey supports in principle the proposed Green Belt release under KE3A/B of the November 2013 Amendments Document and in relation to its freehold interest shown here in Appendix 1, but caveats as follows:

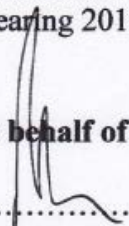
- i) Taylor Wimpey considers that the site is suitable for early release for residential development and therefore objects to the ‘Safeguarded Land’ element of the proposed policy (KE3B) document (Annex 2). The proposed policy KE3 should be extended to include the Taylor Wimpey interest in its entirety for early release for residential development.
- ii) Taylor Wimpey has a further legal interest in additional land immediately to the south of our freehold interest fronting Manor Road (see plan attached). The combined gross site area of both parcels totals 6.8 Ha. Taylor Wimpey considers that consideration should be given to the release of these two parcels as a discreet Green Belt release and an alternative to the K3A proposal. The alternative would provide:

- (i) A smaller free-standing Green Belt release and housing allocation with capacity for around 160 dwellings.
  - (ii) A far better-contained site physically than the KE3A proposal and one which would have only very limited visual impact upon the wider countryside;
  - (iii) Unconstrained highways access from Manor Road benefiting with very good linkages into the existing settlement and community;
  - (iv) would not contribute to the encroachment of the open countryside along the A4 corridor and the perceived coalescence of Keynsham and Saltford.
- iii) Taylor Wimpey's 3.1Ha freehold parcel may be brought forward either in association with the current KE3A proposal to the north or in the form set out in (ii) above as part of a discreet housing allocation for around 160 dwellings.
- 6.2 The Council disagrees that either the land currently proposed to be safeguarded under Policy KE3B should be brought forward for development during the Plan period or that it should be brought forward for development as part of a discreet housing allocation with additional land to the south which is in the control of Taylor Wimpey.

## 7.0 Declaration

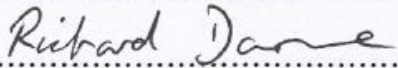
- 7.1 The content of this document is agreed for the purposes of the B&NES Core Strategy hearing 2013.

**Signed on behalf of XX:**

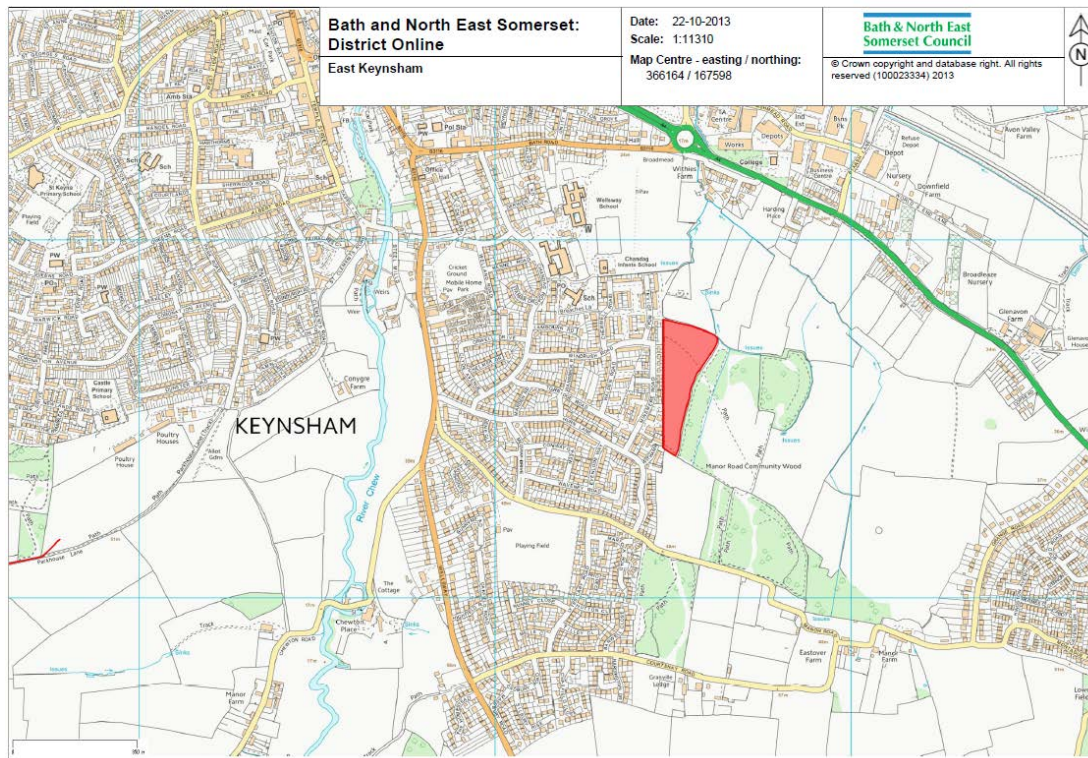
  
 ..... MICHAEL FENTON, TAYLOR WIMPEY  
**Position:** STRATEGIC PLANNING MANAGER, SOUTH WEST DIVISION  
**Date:** 17.2.14.

**And**

**Signed on behalf of Bath & North East Somerset Council:**

  
 .....  
**Position:** Planning Policy Team Leader  
**Date:** 18th February 2014

# Appendix 1: Site Plan



## TW Land interests East of Keynsham, Feb 2014

Taylor Wimpey - East Keynsham land interests 2014

