

Statement of Common Ground

B&NES Core Strategy – Strategic Site Allocation Land at Weston (Proposed Policy B3B)

GL Hearn on behalf of Mr Perry (landowner) & Crest Nicholson
and
Bath & North East Somerset Council

12th February 2014

1.0 Introduction

- 1.1 In his note of 3rd 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 copies of these Statements of Common Ground to the Inspector is noon on 14th February 2014 (with hard copied in advance of this); the Council has a working deadline of **7th February** in order to ensure timely completion.
- 1.4 The Inspector has specified that the Statements of Common Ground, should include (but not be limited to the items listed below), 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 (following this same structure). **Two additional Statements of Common Ground have been**

prepared in relation to potential alternative/enlarged sites in the Weston area in the same land ownership.

2.0 Description of the site

- 2.1 This Statement relates to one of the parcels of land in the ownership of Mr R Perry, this land is included in the proposed allocation at Weston (draft policy B3B). This land totalling 4.5 hectares is illustrated in **Appendix 1**. A larger parcel of land including land to the north is discussed in two separate Statements of Common Ground.
- 2.2 GL Hearn is acting on behalf the landowner, Mr Perry.
- 2.3 The site is located on the Western edge of Bath and to the North of Upper Weston. The sites current lawful use is agricultural. Heather Farm and associated buildings are located to the North of the site. A detached residential property (Heather Grange) is located on Lansdown Lane to the east of the site. A public right of way runs along the sites' Northern and Western boundaries.

3.0 Delivery

- 3.1 The site is included in the SHLAA as available, suitable and deliverable for development (SHLAA, November 2013 - CD10/E19 Appendix 1b). This is also re-confirmed by the landowner in their submission to the latest Core Strategy consultation (December 2013).
- 3.2 The SHLAA trajectory November 2013 assumes that 150 dwellings would be completed within the first five years of the Plan period at this site, with all development complete by 2018/19. All of the land under the control of the landowner is immediately available. Both parties consider that development is deliverable in the first five years of the Plan period. GL Hearn has confirmed that the landowner wishes to proceed with a planning application as soon as practically possible.
- 3.3 The landowner has confirmed that they have held discussions with the adjoining landowner Mrs Comely and that these parties are amenable to collaborating to enable the delivery of the development to the West of Lansdown lane.
- 3.4 Crest Nicholson are also in discussions with the landowner and are in the process of acquiring the site.
- 3.5 There is no further planning history for this site of note.

4.0 Key relevant evidence

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

<p>Key evidence 2012</p> <p>(Taken from BNES 47)</p>	<ul style="list-style-type: none"> • Summary of key evidence to 2009 included in the <i>New neighbourhood in an urban extension to South / South West Bath - Information Paper (October 2009)</i> CD6/O2 • Core Strategy Spatial Options Consultation (CD5/4) • B&NES Urban Extension Environmental Capacity Appraisal: Land within the AONB surrounding Bath (2007) CD4/UDL23 • B&NES Urban Extension Environmental Capacity Appraisal (2006) CD4/UDL22 • B&NES Landscape and World Heritage Study of the Potential for an Urban Extension to the South/South West of Bath (2006) CD4/UDL21 • Slope, Geological Instability and Undermining Study, Arup (March 2010) CD4/ENV6 • Core Strategy – Post Submission Changes (Report to Council 15th September 2011) CD5/24 • Core Strategy – Post Submission Changes (Minutes of Council Meeting 15th September 2011) CD5/25 • Previous iterations of SHLAA • Representations made during consultations • Previous B&NES Submissions to the hearings include: <ul style="list-style-type: none"> - B&NES 11: Green Belt <p>NB Much of this earlier evidence is in part superseded by more detailed evidence prepared to support the allocations as outlined below.</p>
<p>Evidence prepared within Core Strategy suspension</p> <p>(Taken from BNES 47)</p>	<ul style="list-style-type: none"> • Sustainability Appraisal Annex L (CD9/A1/5) • Arup Green Belt Review Stage 1 Report (CD9/E2) • Arup Development Concept Option Report for Weston (CD9/CO7) <p>NB As per BNES/47 the Council is of the view that the Arup Concept Options were part of the investigative process but not conclusive of the development capacity. They do not represent a comprehensive assessment of all development constraints.</p> <ul style="list-style-type: none"> • Lower Slopes of Weston Landscape and Visual Study (CD9/CO7/1). • Arup Transport Evaluations of alternative locations (CD9/I2/1-25 – in particular Appendix A CD9/I2/2) • Habitat Regulations Assessment of the Proposed Changes to the Submitted Core Strategy (CD9/A2) • Assessment of Locations in Annex 1 of the Council Report, 4 March 2013 (CD9/PC3)
<p>Additional evidence to support proposed</p>	<ul style="list-style-type: none"> • Stage 2 Green Belt Review, Arup CD9/E9 • Core Strategy/Placemaking Plan Additional Heritage Asset Study (Land Use Consultants, BaRAS & Conservation Studio) September 2013. CD9/LV/1

change Submitted alongside BNES 47 (Sept 2013)	<ul style="list-style-type: none"> • Strategic Greenfield Allocation at Weston, Bath: Water Infrastructure and Geotechnical Prioritisation Report, Arup CD9/I3 • WHS Setting and AONB Landscape and Visual Impact Assessment for Eastern/Western slopes at Weston CD9/LV/2 • Preliminary Ecological Surveys and Assessment, Weston CD9/E13
Documents associated with the Core Strategy strategic site allocation Submitted (Nov 2013)	<ul style="list-style-type: none"> • Preliminary Arboricultural Assessment – Weston CD10/E2 • B&NES CIL – Strategic Greenfield Allocations Viability Testing BNP Parabis CD10/E7 • Bath Urban Surveys – Dusk Bat Surveys for horseshoe bats around Weston, Bath – Surveys and Assessments CD10/E9 • Transport Access Assessment Core Strategy Greenfield Site Allocation Bath & Whitchurch CD10/E8 • Addendum to Landscape & Visual Impact Assessment: Weston & Odd Down CD10/E12 • Renewable Energy Assessment for B&NES Green Belt sites: Assessment, Regen SW CD10/E16 • Valuing people, place and nature – a Green Infrastructure Strategy for B&NES CD10/E17 • Strategic Green Infrastructure Profiles Maps: Green Belt sites at Odd Down, Weston and Whitchurch CD10/E18 • SHLAA CD10/19 • B&NES Local Education Authority – Education Requirements for the sites CD10/21 • BNES 51
Assessments	<ul style="list-style-type: none"> • Sustainability Appraisal • Habitat Regulations Assessment

4.2 The landowner has submitted the following additional evidence to the Council:

Landowner evidence	<ul style="list-style-type: none"> • Landowner Submission in relation to Land at Lansdown Lane, Weston, prepared by Group West on behalf of Mr R. Perry (30th October 2013) CD10/LD2a • Representations to the emerging Core Strategy in relation to Land at Lansdown Lane, Weston, prepared by GL Hearn on behalf of Mr R. Perry (20th December 2013)
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4.3 The landowner will be submitting the following new evidence to the Inspector:

Additional landowner evidence	<ul style="list-style-type: none"> • Initial Baseline Visual Impact Assessment (14th February 2014) • Initial Baseline Access Appraisal (14th February 2014)
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5.0 Summary of Agreed Matters

5.1 The following are matters agreed between the parties:

- The landowner supports the general principles of proposed policy B3B and the site allocation.
- The landowner supports the assessment of the site as a sustainable development location which is suitable, available and deliverable.
- The landowner generally supports the Council's evidence base in relation to the site and supports the view that this is sufficient to support a strategic allocation.

6.0 Summary of Matters in Dispute

6.1 The following are matters in dispute between the parties:

Principle 8: Transport

- The landowner considers that alternative access to the site via Napier Road or Heather Farm (to the north) should be considered for maximum flexibility. Further evidence will be provided on this point by the landowner by 14th February 2014. For the purpose of this Statement of Common Ground the Council has not had the opportunity to review any new Transport evidence from the landowner.
- While the Council agrees that the Napier Road access is acceptable in principle (**CD10/E8**), it has no evidence to show this is deliverable at the current time. The Council has no evidence to show Heather Farm access is deliverable or acceptable in principle and has not received any further detail on this matter from the landowner. Further evidence will be provided on this point by the landowner. For the purpose of this Statement of Common Ground the Council has not had the opportunity to review any new Transport evidence from the landowner.

6.2 Two separate Statements of Common Ground in relation to two options for an enlarged allocation will also be submitted.

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 Mr Perry and Crest Nicholson:



A. Shepley

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Position: Planning Associate Director, GL Hearn

Date: 12th February 2014

And

Signed on behalf of Bath & North East Somerset Council:




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Position: Planning Policy Team Leader

Date: 13/02/14

Appendix 1: Site Location Plan

Key

 4.5 ha Land owned by Mr R Perry within draft Strategic Site Allocation



Title Proposed Site Allocation Plan

Address: Land adjoining Weston (Lansdown Lane) B&NES Ref **CSA 26**

Scale: Not to Scale

Date: 29th December 2013

Drawing No: 1312J016755D2

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