

Statement of Common Ground

B&NES Core Strategy – Strategic Site Allocation Land at Whitchurch (Proposed Policy RA5)

Nathaniel Lichfield & Partners on behalf of Barratt Homes
Bristol
and
Bath & North East Somerset Council

12th February 2014

1.0 Introduction

- 1.1 In his note of 2nd January 2014 (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 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 14th February 2014; 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);
- 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..
- 1.5 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
- 1.6 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.
- 1.7 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).

2.0 Description of the site

- 2.1 The land in the control of Barratt Homes Bristol is one grassed paddock. The site is bounded to the north and west by neighbouring paddocks which are also identified in the proposed allocation. The Horseworld site is located to the north-west of this site.
- 2.2 The land in the control of Barratt Homes Bristol within the proposed strategic allocation extends to 1.6 hectares. Barratt Homes Bristol is also in control of an additional 0.2 ha of adjacent land to the south-west of the proposed allocation. This additional land is proposed as an amendment as set out in Section 6.1. This arrangement is illustrated in **Appendix 1**.

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 1f). This is also re-confirmed by Barratt Homes Bristol in its submission to the latest Core Strategy consultation (December 2013).
- 3.2 Barratt Homes Bristol has been in significant discussions with Sir Michael Gregory and Belinda Gregory regarding the delivery of the land to the west and north of the land under its current control. There is a commitment from the parties to work together to ensure that the strategic allocation is deliverable.
- 3.3 To this end, Nathaniel Lichfield & Partners has been asked to now represent both parties through the Core Strategy Examination process, including the preparation of the Statement of Common Ground. It is considered important that the Statements of Common Ground are consistent on matters that affect both parties land and therefore, this Statement of Common Ground now includes relevant matters previously raised by Origin 3 on behalf of Sir Michael Gregory in the representations submitted in December 2013.
- 3.4 The SHLAA trajectory November 2013 assumes that 150 dwellings would be completed across the wider allocation within the first five years of the Plan period at Whitchurch, with all development complete by 2019/20. The entire area under control of Barratt Homes Bristol is deliverable as part of a comprehensive development in the first five years of the Plan period.
- 3.3 Barratt Homes Bristol considers that the proposed policy framework is onerous and that this would restrict development from being brought forward in the short term.
- 3.4 There is no planning history of note for this site.

4.0 Key relevant evidence

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

<p>Key evidence 2012</p> <p>(Taken from BNES 47)</p>	<ul style="list-style-type: none"> • Summary of key evidence included in the South East Bristol Urban Extension - Key references (November 2009) CD6/O3 • Core Strategy Spatial Options Consultation (CD5/4) • B&NES Urban Extension Environmental Capacity Appraisal(2006) CD4/UDL22 • 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 • Previous B&NES Submissions to the hearings including: B&NES 11: Green Belt; B&NES 19: Statement of Common Ground between B&NES and Taylor Wimpey & Bovis Homes: Land at Whitchurch <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 Whitchurch (CD9/CO9) <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"> • Arup Transport Evaluations of alternative locations (CD9/I2/1-25 – in particular Appendix J CD9/I2/11) • 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 change</p> <p>Submitted alongside</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 • Whitchurch Landscape and Visual Impact Assessment CD9/LV/6

BNES 47 (Sept 2013)	
Documents associated with the Core Strategy strategic site allocation Submitted (Nov 2013)	<ul style="list-style-type: none"> • Preliminary Arboricultural Assessment – Whitchurch CD10/E3 • B&NES CIL – Strategic Greenfield Allocations Viability Testing BNP Paribas CD10/E7 • Transport Access Assessment Core Strategy Greenfield Site Allocation Bath & Whitchurch CD10/E8 • Addendum to Landscape & Visual Impact Assessment: Whitchurch CD10/E11 • 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 To date, Barratt Homes Bristol has not submitted any further studies to the Council.

4.3 However, as set out in the Inspector’s note ID/44, outstanding ‘technical’ matters that are not yet resolved between the parties before the deadline of the 14th February can be submitted as a supplementary SCG if it is subsequently agreed by the parties. Barratt Homes Bristol intends to submit to the Council additional material that relate to the matters of disagreement after the 14th February with the intention of seeking agreement on outstanding technical matters.

5.0 Summary of Agreed Matters

5.1 The following are matters agreed between the parties:

- Barratt Homes Bristol supports the site allocation set out in Policy RA5
- Barratt Homes Bristol supports the assessment of the site as a location for sustainable development and agrees that it is suitable, available and deliverable.
- Barratt Homes Bristol generally supports the Council’s evidence base in relation to the site (with the exception of specific issues raised in section 6.0 of this Statement of Common Ground).

6.0 Summary of Matters in Dispute

6.1 There continues to be dispute between the parties on the following matters:

Green Belt Boundary

- Barratt Homes Bristol considers that the proposed boundary of the site should be amended along Queen Charlton Road to include land identified in Appendix 1.

Principle 3: Affordable Housing & Masterplan

- Barratt Homes Bristol objects to 40% affordable housing and does not believe it correlates with the Council's viability evidence.
- This is not supported by the Council, the Council asserts that the 40% affordable housing requirement is supported by its evidence base (CD10/E7).

Principle 7 – Vehicle Access

- Barratt Homes Bristol considers that the draft policy and diagram should also identify opportunities for a secondary vehicular access onto Queen Charlton Lane to ensure that the land is accessible and that a ransom strip is not created. Barratt Homes Bristol asserts that technical work undertaken by Entran suggests that safe vehicle access can be achieved from Queen Charlton Lane (as illustrated in Plan SK01 enclosed with their submission). The landowner suggests that this section of the policy is reworded accordingly.
- At the current time, the Council has not been presented with a full Transport Assessment or other evidence demonstrating that the site can be safely accessed from Queen Charlton Lane.
- The Council does not identify a secondary access for the site as part of the proposed allocation; however this does not preclude the potential for future investigations into a limited part of the proposed allocation site being accessed from Queen Charlton Lane. The Council supports the wording as currently proposed (CD10/E8).

Principle 8: Education Contributions

New Playing Field

- Barratt Homes Bristol considers that the Council has not set out the full evidence to justify the new playing field requirement in its evidence or whether other means for delivering the playing field

have been properly considered in CD10/21. Without such evidence Barratt Homes Bristol considers that this policy requirement cannot be included. Barratt Homes Bristol suggests that this section of the policy is reworded accordingly.

- The Council considers the approach is evidenced in CD10/21 and in additional evidence now added to the Core Document list - CD12/14.

Early Years Facility

- Barratt Homes Bristol considers that the Council has not set out the full evidence to justify the new Early Years Facility or that alternate delivery models have been considered in CD10/21. Without such evidence Barratt Homes Bristol considers that this policy requirement cannot be included. Barratt Homes Bristol suggests that this section of the policy is reworded accordingly.
- The Council considers the approach is evidenced in CD10/21 and in additional evidence now added to the Core Document list - CD12/14.

Principle 9: Sustainable Construction

- Barratt Homes Bristol considers that the policy requirement for Code Level 5 is not based on robust evidence and is at odds with policy CP2.
- Barratt Homes Bristol considers that the requirement for development to reduce expected energy use in buildings by 20% departs from policy CP2 and is not based on a robust evidence base.
- Barratt Homes Bristol is of the view that this Principle should be deleted.
- The Council supports the wording as currently proposed and as supported by its evidence base (CD10/E7 and CD10/E16).
- The landowner considers that the policy requirement for Code Level 5 is likely to become out of date over the life of the Plan. The landowner suggests that this should be for guidance only rather than a policy requirement.
- The Council considers that these requirements are viable as per its evidence (CD10/E7 and CD10/E16).

7.0 Declaration

- 7.1 The content of this document is agreed for the purposes of the B&NES Core Strategy hearing 2014.

Signed by Nathaniel Lichfield on behalf of Barratt Homes Bristol

Nathaniel Lichfield
.....
Position: *DIRECTOR.*

Date: *12th Feb '14.*

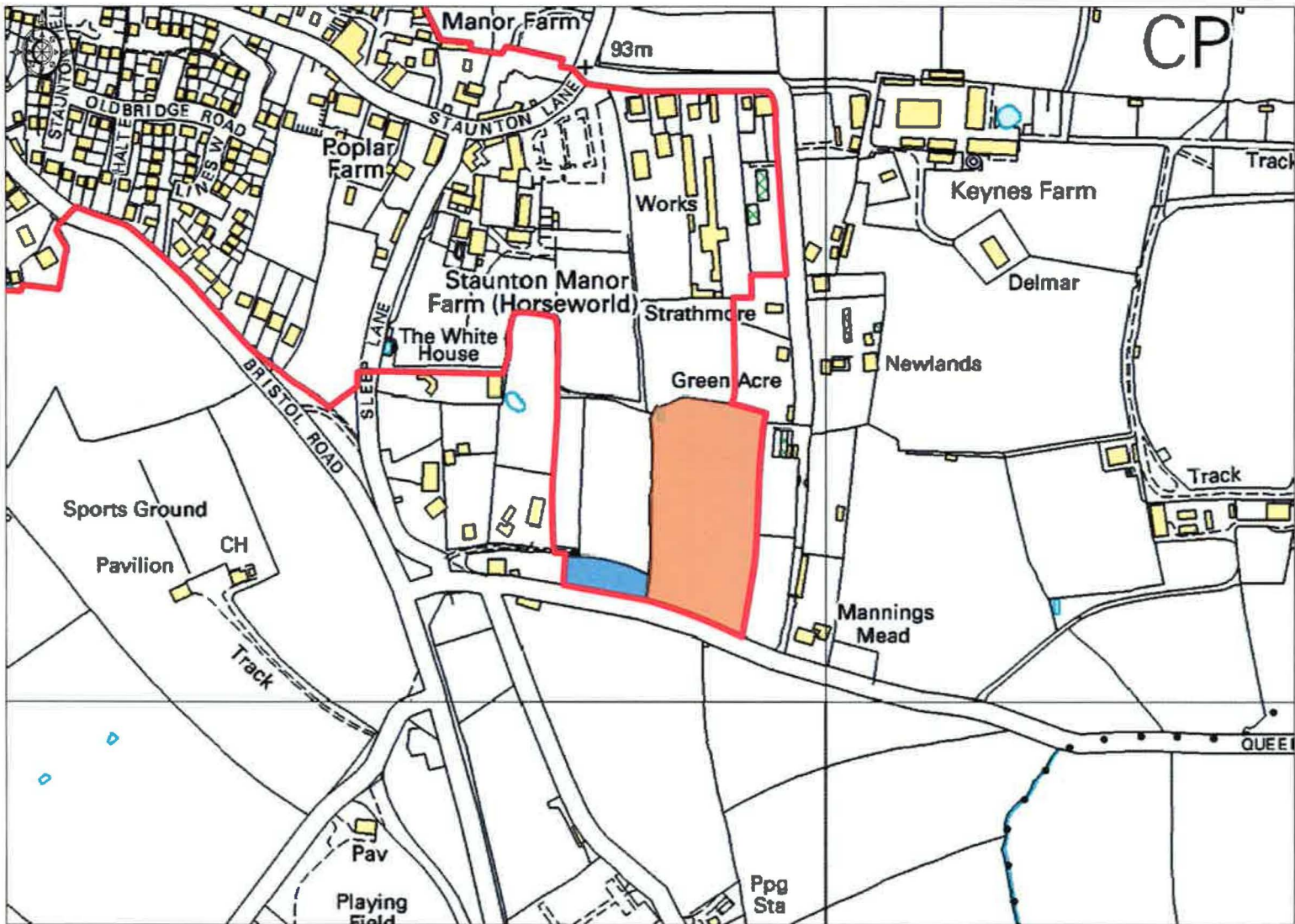
And

Signed on behalf of Bath & North East Somerset Council:


Richard Daine
.....
Position: Planning Policy Team Leader

Date: 13/02/14

Appendix 1: Site Location Plan



KEY

- Proposed Amended Boundary 
- Land under Barratt Homes control included within Greenbelt release (Nov 2013) 
- Additional land under Barratt Homes control that should be released from Greenbelt 



nlp Nathaniel Lichfield & Partners
 Planning, Design, Economics.

Project Whitchurch

Title **Proposed Further Amendments to Green Belt Boundary at Whitchurch**

Client Barratt Homes Bristol

Date December 2013

Scale 1:5000 @ A4

Drawn by SV

Dwg No IL31089_01-001

