

Statement of Common Ground
B&NES Core Strategy – Alternative Site

Glen Jones on behalf of
Tracey Jones, Michael Jones and Glen Jones, (Landowners)
and
Bath & North East Somerset Council

29th January 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 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), 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 an alternative proposal.**

2 Description of the site

2.1 The site is located to the western edge of the city on the Odd Down plateau. The site has a boundary to its western edge with Old Fosse Road. To the immediate north and east of the site is residential development.

2.2 The site consists of an area of open ground of approximately 1ha. The site has an existing club house at its eastern end which has access provided directly from Old Fosse Road. The land falls gently away from Old Fosse Road in a westerly direction

2.3 The site is bounded to the west by a significant hedgerow which incorporates a group of significant trees to the southern end and a number of other trees throughout its length.

2.4 Beyond the boundary is a public footpath which runs in a generally northerly direction adjacent to the western boundary of the site. Beyond this the land to the west forms open countryside.

2.5 See location map included in **Appendix 1**

3 Delivery

3.1 The landowner has stated that the site is available for development.

3.2 The site is considered as available in the Council's SHLAA.

4 Key relevant evidence

4.1 The key evidence prepared by the Council in relation to land on the edge of Bath is as follows:

Key evidence	<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</i>
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<p>2012</p> <p>(Taken from BNES 47)</p>	<p><i>West Bath - Information Paper (October 2009) CD6/O2</i></p> <ul style="list-style-type: none"> • Core Strategy Spatial Options Consultation (CD5/4) • 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
<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) • Updated SHLAA, 2013 (site E16 is Old Fosse Road)

4.2 The landowner has not submitted any further studies to the Council.

5 Summary of Agreed Matters

5.1 The following are matters agreed between the parties:

- The site has an area of just over 1ha – the potential development capacity of the site as included in the Council’s SHLAA is considered to be 30 dwellings.
- The Council’s SHLAA (site E16) and B&NES47 make the following observations:
 - Further work is needed in relation to impact on the World Heritage Site, land stability and archaeology before the site could be considered to be suitable.
 - The Council’s initial assessment suggests that the site is accessible in transport terms, subject to detail.
 - The Council’s initial assessment suggests that the area has some potential for development without significant landscape and visual harm subject to retention of the important hedgerows and trees along the field boundaries enhanced with additional planting.
 - The site forms part of an SSCI Rush Hill/Eastover Coppice but has not been surveyed since 1990 so the condition may have changed. More detailed ecological survey work would be required before the site could be considered to be suitable.

6 Summary of Matters in Dispute

- The landowner considers that The site is likely to be adjacent to existing utilities and services in Old Fosse Road and require detailed evaluation.

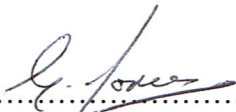
- The inspector is requested to give consideration to the site being allocated as a strategic housing site in the core strategy.

7 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 Tracey Jones, Michael Jones and Glen Jones: Land

Owners

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Position: *DIRECTOR*

Date: *30/1/14*

And

Signed on behalf of Bath & North East Somerset Council:

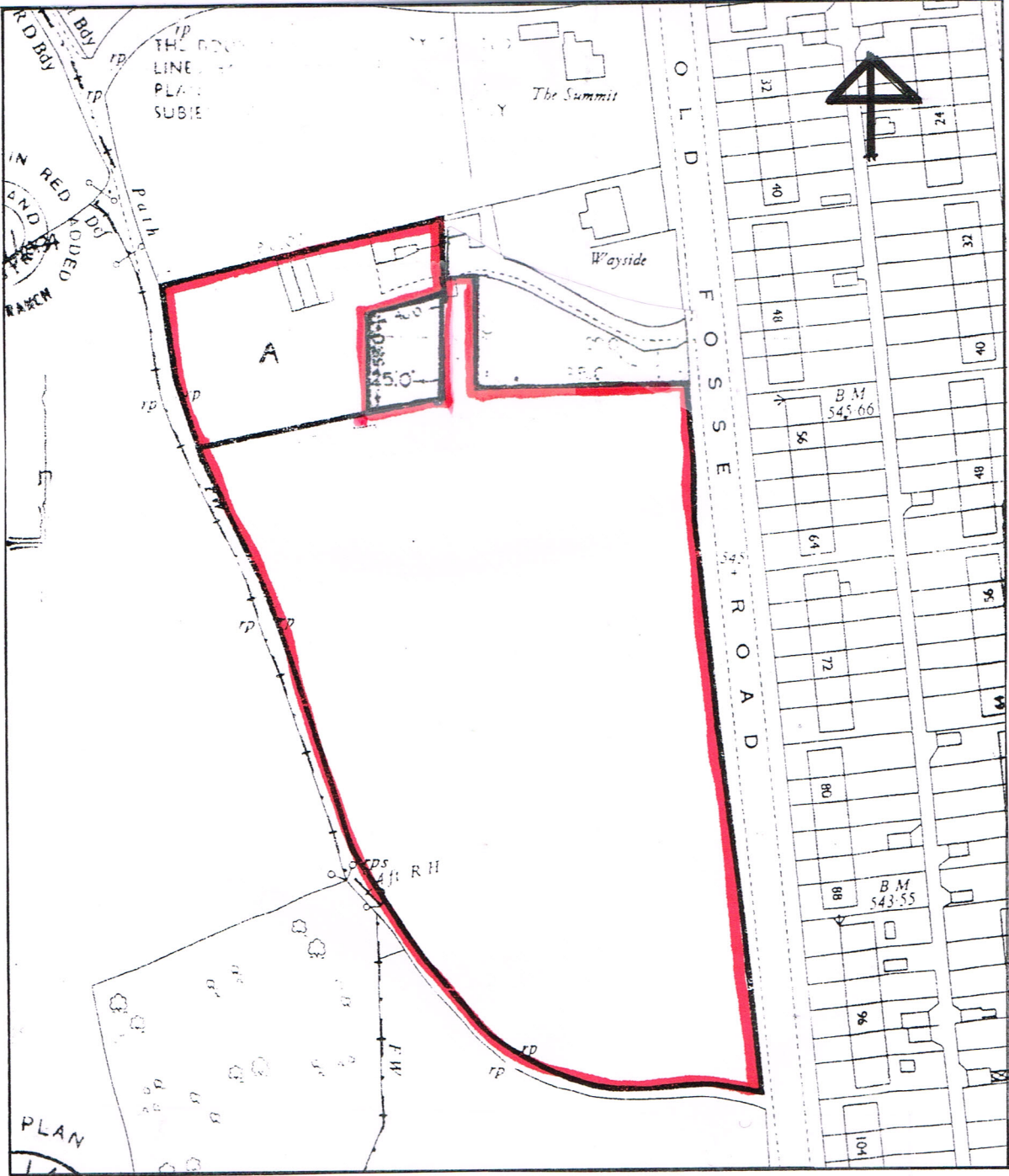


Position: Planning Policy Team Leader

Date: 13/02/14

Appendix 1: Site Plan

Old Fosse Road, Odd Down, Bath



Core Strategy Representation

Drawing 1

scale 1:1250