

## Statement of Common Ground

### B&NES Core Strategy – Alternative Strategic Site

Roger Harrison, Landowner  
and  
Bath & North East Somerset Council

24 January 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 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.**

## 2.0 Description of the site

- 2.1 The site at Cranleigh consists of a flat field of around 2.2h on the northern side of Southstoke Parish. The field is surrounded on three sides by existing housing and on the fourth, southern boundary by a disused nursery.
- 2.2 The field is green belt and lies within and on the edge of an AONB with the boundary of the AONB running along the northern border.
- 2.3 The site has two access lanes, both of which are part of the title deeds, one directly on to the B3110. This is a private road and the second, which is currently rather overgrown, joins Packhorse Lane from the south west corner. The site is reasonably well screened from immediate view by established trees and hedges on three sides. On the Northern boundary six houses which front on to the B3110 have views of the site from the rear of their houses, behind their garages and access road. A seventh house that is situated at the top of the private road overlooks the site from the front and side. This parcel of land is described in the SHLAA Nov. 2013 1b as “hidden from wider views”

2.2 See map included in **Appendix 1**.

## 3.0 Delivery

- 3.1 The site has been identified by the Council in the Bath and North East Somerset SHLAA Findings Report November 2013 Appendix 1b, as site E14bi. In this document the council states that the “site is suitable for a sensitively designed scheme that was respectful of its context”.
- 3.2 The SHLAA capacity assessment of 30 houses at 15dph to 55 houses at 25dph.
- 3.3 The landowner considers that as a relatively small site development would be deliverable by 2015-16 with the appropriate social housing provision.

## 4.0 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 | • Summary of key evidence to 2009 included in the <i>New</i> |
|-----|--|

|   |   |
|---|---|
| evidence 2012<br><br>(Taken from BNES 47)                                     | <i>neighbourhood in an urban extension to South / South West Bath - Information Paper (October 2009) CD6/O2</i> <ul style="list-style-type: none"> <li>• Core Strategy Spatial Options Consultation (CD5/4)</li> <li>• B&amp;NES Urban Extension Environmental Capacity Appraisal (2006) CD4/UDL22</li> <li>• Core Strategy – Post Submission Changes (Report to Council 15th September 2011) CD5/24</li> <li>• SHLAA November 2013</li> <li>•</li> </ul> |
| Evidence prepared within Core Strategy suspension<br><br>(Taken from BNES 47) | <ul style="list-style-type: none"> <li>• Sustainability Appraisal Annex L (CD9/A1/5)</li> <li>• Arup Green Belt Review Stage 1 Report (CD9/E2)</li> <li>• Updated SHLAA, 2013 (site E14bi)</li> </ul>   |

4.2 The landowner has not submitted any further studies to the Council, but has had discussions with Knox Bhavan Architects who have commissioned a topographic survey – this has not to date been provided to the Council – but the landowner states that it could be made available if relevant.

## 5.0 Summary of Agreed Matters

5.1 There are no specific agreed matters put forward.

## 6.0 Summary of Matters in Dispute

6.1 The landowner considers that the land at Cranleigh should be considered in conjunction with the current allocation at Odd Down (Policy B3A)

6.2 There are no further specific matters of dispute put forward.

## 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~~: **ROGER HARRISON**

Position: \_\_\_\_\_

**Date:**

**And**

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

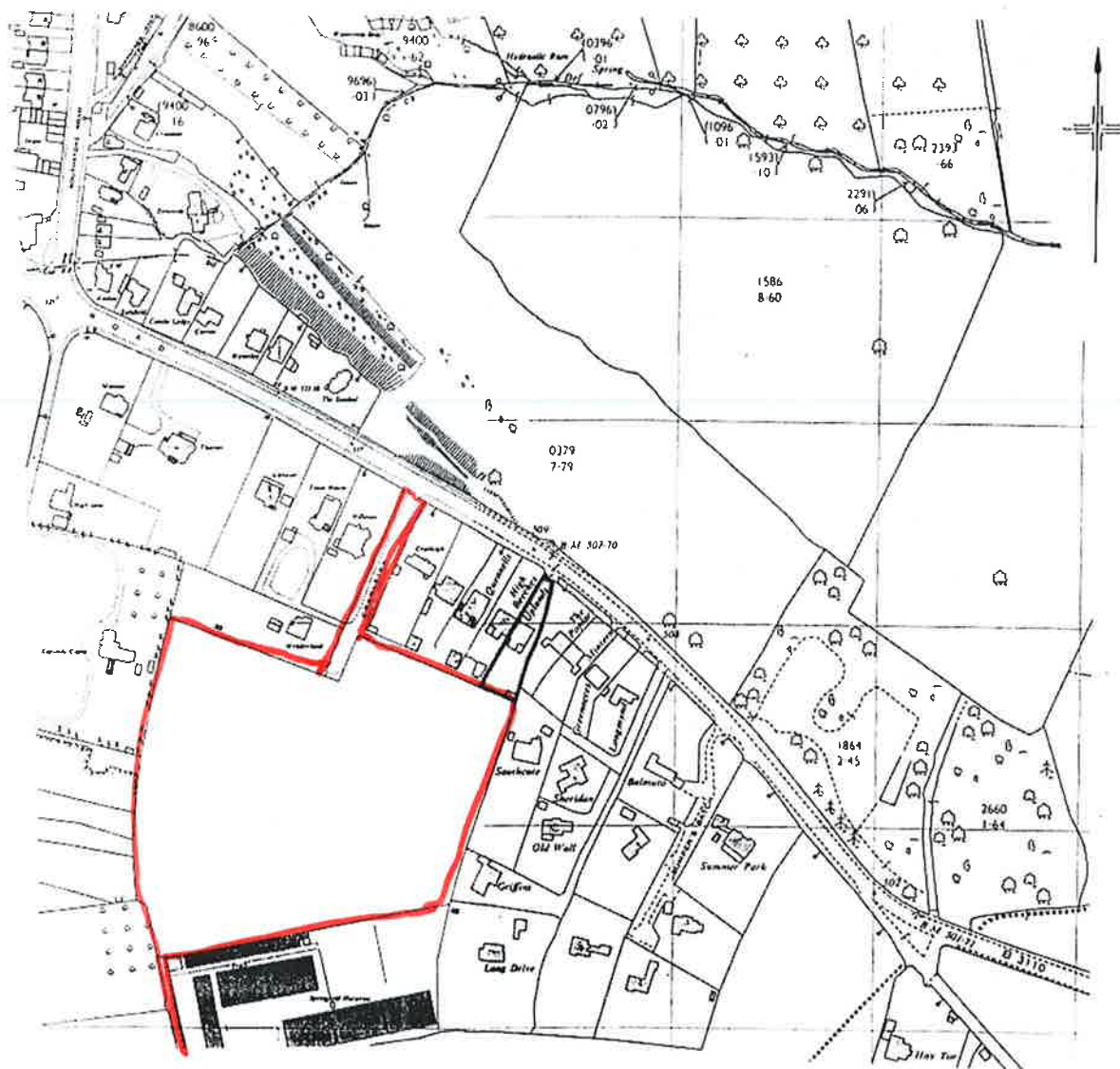
*Richard Jane* .....

**Position:** Planning Policy Team Leader

**Date:** 13/02/14

**Appendix 1: Site Plan**

|                                   |                   |                   |
|-----------------------------------|-------------------|-------------------|
| H.M. LAND REGISTRY                |                   | TITLE NUMBER      |
|                                   |                   | <b>AV 166347</b>  |
| ORDNANCE SURVEY<br>PLAN REFERENCE | ST 7561           | Scale<br>1:12500  |
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