

Statement of Common Ground

B&NES Core Strategy – Alternative  
Green Belt Site

Land to the South of Warminster Road,  
Bathampton

Planning Potential on behalf of Messrs Green &  
Faulkner  
and  
Bath & North East Somerset Council

13th 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 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 An area of land of approximately 2.8 hectares lying to the south of Warminster Road in Bathampton. It sits to the rear of existing housing on Warminster Road and the northern section of the western edge adjoins existing housing on Hantone Hill (see Appendix 1). On its west side the site is bounded by a bridle path / track which takes access from Warminster Road.
- 2.2 There is an existing vehicular access from Hantone Hill, which may have the potential to form a future site access, subject to detail. There is also a bridle/path to the west, currently used for vehicular field access.
- 2.3 The site is currently undeveloped open land.
- 2.4 The site is easily accessible by public transport via buses which run along Warminster Road and into central Bath, as well as linking with adjoining areas. It is also easy to access on foot or by bicycle a range of local facilities in Bathampton which include school, Church, recreation grounds, Scouts and other community facilities, pubs and hotel and a number of local shops.
- 2.2 See map included in **Appendix 1**.

## 3.0 Delivery

- 3.1 The site is included in the November 2013 SHLAA (CD10/E19 – Appendix 1b) – as part of site D8.
- 3.2 The Council notes that the site is now available as per the representations made by this landowner in December 2013 in response to the Core Strategy Proposed Changes consultation.

- 3.2 The landowners have confirmed that the site is fully in the ownership of individuals who are willing and able to immediately pursue its development for housing.
- 3.3 The landowners have stated that, should the Core Strategy be adopted in Autumn 2014, as suggested, and if the site is removed from the Green Belt, it is to be expected that full planning permission could be approved in Spring 2015, with commencement on site in Summer 2015 (post discharge of any conditions) and the delivery of the first houses in early 2016. Should the Council or the Inspector give any indication that the Green Belt designation will be removed prior to the formal adoption of the Core Strategy, this process could be shortened as the owners would be willing to prepare the planning application in advance of adoption.
- 3.4 The landowners consider that, depending on the amount of the site agreed as suitable for development, it is envisaged that it could accommodate a minimum of 20 and up to 40 houses. The landowner considers that this would be generally in keeping with the densities of other housing alongside the site.

## 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 evidence 2012  (Taken from BNES 47)	<ul style="list-style-type: none"> <li>• Core Strategy Spatial Options Consultation (<b>CD5/4</b>)</li> <li>• B&amp;NES Urban Extension Environmental Capacity Appraisal (2006) <b>CD4/UDL22</b></li> </ul>
Evidence prepared within Core Strategy suspension  (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>• November 2013 SHLAA (CD10/E19 – Appendix 1b) – as part of site D8.</li> </ul>

- 4.2 The landowner has not prepared any additional evidence, with the exception of their December 2013 representation as part

of the latest Core Strategy consultation. These representations provide comment on the Council's evidence.

4.3 There is no planning history of note for the site.

## 5.0 Summary of Agreed Matters

5.1 The following are matters agreed between the parties:

- The landowners and the Council are in agreement that the land as shown on **Appendix 1** is now available and that the Council's SHLAA will be updated accordingly as part of the next review.
- The landowner and the Council are in agreement that the land shown on Appendix 1 has been reviewed as part of a wider site in the SHLAA (parcel D8) but not in its own right.
- The landowner and the Council are in agreement that the land shown on Appendix 1 has been reviewed in the Sustainability Appraisal (CD9/A1/5), but only as part of a wider area and not in its own right.

## 6.0 Summary of Matters in Dispute

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

- The landowner has specific areas of disagreement with the assessment of the wider site D8 "Bathampton Slopes" included in the November 2013 SHLAA (CD10/E19 – Appendix 1b). The details of this are set out by the landowner in their representation dated 18<sup>th</sup> December 2013.
- The Council considers the SHLAA assessment to be sound, and appropriate given that the site has been assessed as part of a wider area (land parcel D8), and was not previously known to be available.
- The landowner disagrees with the Council on the suitability of Bathampton for development (BNES/47 Table 8, pg 36 "Bathampton Sites") and believes it is a sustainable location for an amount of new housing.
- The landowner considers that the site should be considered for allocation as per BNES/47 paras 6.7 – 6.12.

- The Council considers that this position has now changed, and supports its latest position in BNES/51 paras 5.1-5.2.

## 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 Messrs Green and Faulkner**

pp *Caray*

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**Position: Planning Potential (Caroline Dawson)**

**Date:** *13-02-14*

**And**

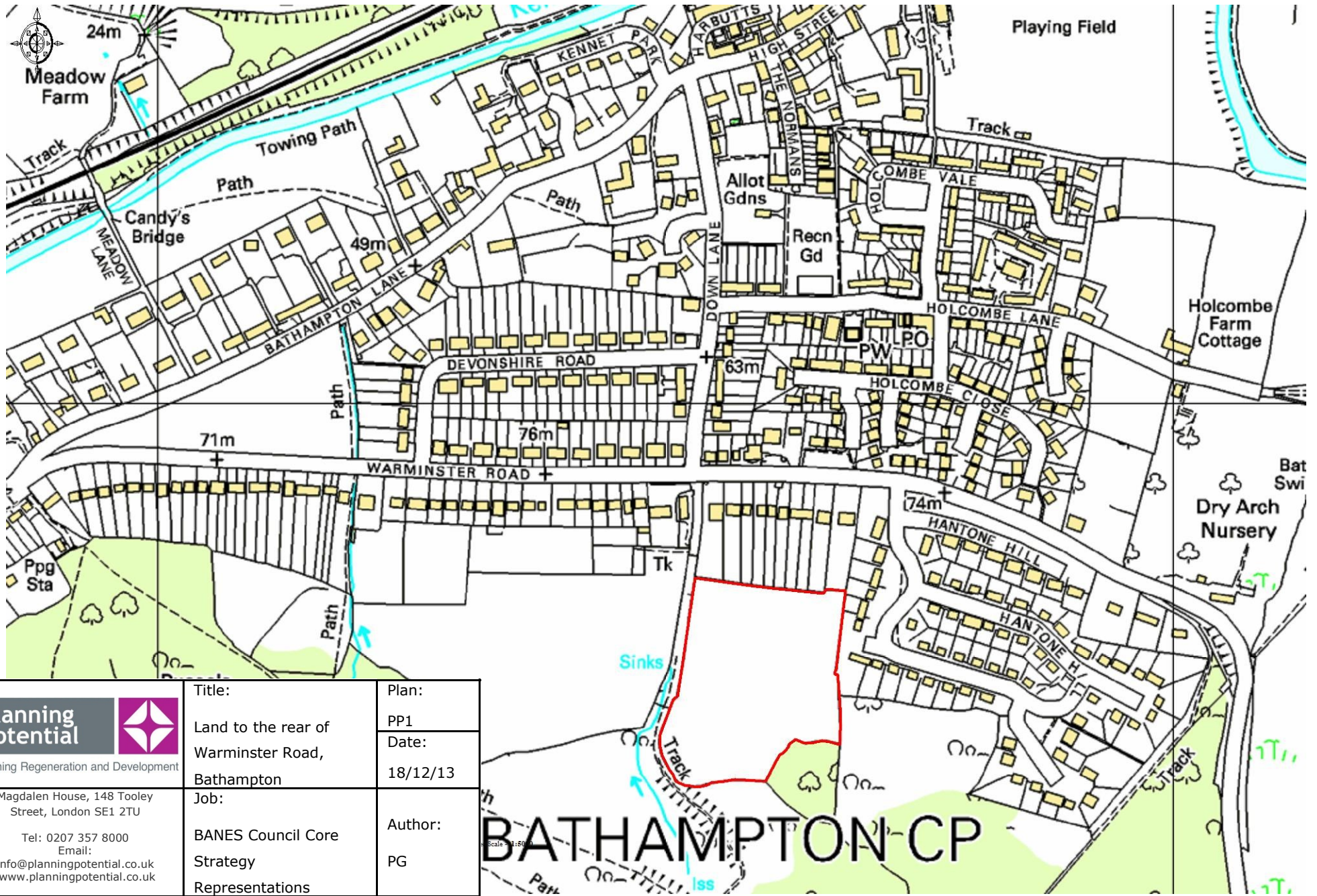
**Signed on behalf of Bath & North East Somerset  
Council:**

*Richard Dorne*

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**Position: Planning Policy Team Leader**

**Date:** *13/02/14*

**Appendix 1: Site Plan**



 Planning Regeneration and Development	Title: Land to the rear of Warminster Road, Bathampton	Plan: PP1
	Job: BANES Council Core Strategy Representations	Date: 18/12/13
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