

**Statement of Common Ground**

**Major Alternative Sites in the Green Belt**

**PEGASUS PLANNING GROUP ON BEHALF OF  
ROBERT HITCHINS LIMITED and BATH & NORTH  
EAST SOMERSET COUNCIL**

**13<sup>th</sup> December 2011**

## 1.0 Introduction

- 1.1 As requested by the Core Strategy Inspector, Simon Emerson, Bath & North East Somerset planning authority has been asked to coordinate the production of succinct *Statements of Common Ground* to establish areas of agreement between the hearing participants pursuing major alternative development sites in the Green Belt and the Council to help focus discussion at the hearings.
- 1.2 The Inspector is clear that these must not be lengthy description background, but should highlight matters that will assist him with getting to grips with the complex and diverse material relating to the sites, including clear cross referencing to existing material. The content of these statements should include:
- What evidence remains relevant and how it should be used
  - What evidence is lacking
  - What are the critical areas of agreement/disagreement

## 2.0 Description of the site

The site lies between Stockwood and the old village of Whitchurch. It comprises 13 hectares. The site is bounded by a caravan park and residential development to the south and by residential development to the north. Adjoining the site to the west is an area of woodland, beyond which lies the course of the former railway. To the north east is an area of common land designated as being of nature conservation interest.

## 3.0 Matters of Agreement

- The site is currently open land.
- The site is currently designated as Green Belt in the B&NES Local Plan.
- The site falls within an Area of Search previously identified for an urban extension to south east Bristol in the draft RSS.
- The area was subject to a Green Belt Study as part of the evidence base for the draft RSS.
- For the purposes of general conformity as set out in the Planning & Compulsory Purchase Act 2004 the regional strategy is RPG10
- Through work on the Core Strategy Spatial Options document and in the context of the draft RSS B&NES Council also undertook a review of the area generally to identify locations suitable for urban extension development.
- The site is included within the SHLAA (Ref Brs 11) but has been assessed as being unsuitable for development because the site lies within the Green Belt (para 2.28 CD 4/H14) and because development would fill in the "green partition between Stockwood and the old village of Whitchurch ( para 2.30 CD 4/H14)

## 4.0 Matters in Dispute

- The level of overall housing provision and consequently the need for a change to the general extent of the Green Belt.
- Whether the scale of any housing shortfall is sufficient to represent very special circumstances to release land from the Green Belt as identified in PPG2.
- Whether areas previously identified as potential urban extensions should continue to be potential growth locations for development albeit at a smaller scale.
- The need for smaller scale urban extensions.
- Whether sites adjacent to Bristol not only help in meeting B&NES housing requirement but also a shortfall which has already been identified in Bristol.
- Whilst the Council is of the view that the Core Strategy as submitted is sound, should the Inspector conclude that it is unsound in respect of either the level of housing and economic development it plans for or the degree of flexibility required there is disagreement between the parties regarding the process by which one or other of these aspects of unsoundness would be addressed.

## 5.0 Declaration

The contents of this document are agreed for the purposes of the B&NES Core Strategy hearing.

Signed on behalf of Participant

..... M. E. Dobson .....

Position..... DIRECTOR .....

Date ..... 13/12/11 .....

Signed on behalf of LPA

..... R. Dwyer .....

Position..... PLANNING POLICY TEAM LEADER .....

Date ..... 13/12/11 .....



Key  
 Secondary (P12)



**Land off Stockwood Lane, Whitchurch - Site Location Plan**

( 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 )

