

Statement of Common Ground

Major Alternative Sites in the Green Belt

**Hignett Family Trust in partnership with Guinness
Trust and Bath and North East Somerset Council**

22nd 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

HFT recommend that the site is divided into two broad locations: (see CD4/H14 Appendix 1b Bath Green Belt, page 4)

1. Land to the east of Combe Hay Lane, known as Sulis Down (HFT/GT)

Sulis Down comprises the broad location between Combe Hay Lane and South Stoke Lane, lying south of, but including the Wansdyke, together with farm land to the south of the plateau.(area not defined on the plan on page 4 CD4/H14)It includes the Manor Farm buildings, Sulis Manor and Sulis Meadows.

2. Land to the west of Combe Hay Lane, to be known as Odd Down West

Odd Down West comprises the 'plateau' land either side of the A367, including St Gregory's School New Sixth Form, the Park and Ride, the Fosseyway Environmental Park and the Duchy Land to the north of the A367.

3.0 Matters of Agreement

- For the purposes of general conformity as set out in The Planning & Compulsory Purchase Act 2004 the regional strategy is RPG10
- It is agreed that the draft RSS for the South West identified an area of search for an urban extension to Bath within the Green Belt, at the south/south west edge of the City.
- It is agreed that the plan entitled 'Land Availability' on page 4 of the SHLAA Appendix 1b (CD4/H14) is an adequate description of the land ownership at Sulis Down and Odd Down West.
- It is agreed that evidence provided by Arup (CD4/ENV 6) provides a helpful overview of geotechnical issues associated with development at Sulis Down and Odd Down West.
- It is agreed that "BA12 Former Fuller's Earth Works, Fosseyway, Bath and North East Somerset" is included in the Joint Waste Core Strategy Policy 5 (CD4/W3) as a 'Location for Residual waste treatment facility'.
- It is agreed that the Council's Interim Habitat Regulations Assessment (HRA) of the

Core Strategy Options document (CD4/A9) as related to this location is proportionate to and adequate for the purposes of the Core Strategy (at that stage in its evolution). The conclusions of the Interim HRA (CD4/A9) as they relate to this location (option SWB2 in CD5/4) are also agreed. It is understood and agreed that for the purposes of the draft Core Strategy further HRA in relation to this location was not required as it was not identified as a location for development. However, it is agreed that if further consideration and assessment of this location as an area for development is required further HRA work will need to be undertaken. This will include further investigation of potential mitigation strategies and measures.

- The conclusions of CD 6/D5 Transport Modeling Note are agreed
- The section entitled "green belt" page 7 of the SHLAA Appendix 1b (CD4/H14) is agreed for the purposes of SHLAA.

4.0 Matters in Dispute

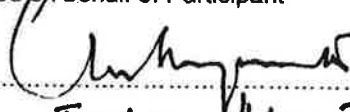
The parties do not agree on:

- The overall level of housing development and economic growth to be planned for by the Core Strategy
- Level of affordable housing need
- The weight to be attached to the evidence supporting draft RSS (CD3/4) and the draft RSS incorporating the Secretary of State's Proposed Changes
- The amount of affordable housing the Core Strategy should seek to deliver
- The amount of flood storage capacity that should be provided by the compensatory upstream storage facility
- The potential capacity of the site for development
- The HFT proposal to relocate the Odd Down Park and Ride to the north of the A367
- 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


 Position Trustee Hipwell Family Trust
 Date 22nd December 2011

Signed on behalf of LPA

R. Jones
 Position PLANNING POLICY TEAM LEADER
 Date 22/12/11

