

**SOUTH GLOUCESTERSHIRE CORE STRATEGY
– EXAMINATION HEARINGS**

**STATEMENTS ON BEHALF OF TAYLOR
WIMPEY**

MAY 2012

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Introduction

- 1.1 The following Statements have been prepared by Turley Associates on behalf of Taylor Wimpey. Representations to the Draft Core Strategy (and subsequent proposed changes) were previously submitted by Turley Associates on behalf of Taylor Wimpey. Turley Associates are instructed to progress these representations at this Examination.
- 1.2 The following Statements provide our initial comments based on each of the relevant matters identified by the Inspector for Examination at the respective sessions.
 - Matter 1: Legal Compliance/Procedural Matters
 - Matter 2: Justification – the Evidence Base
 - Matter 3: Spatial Portrait, Issues, Vision & Objectives
 - Matter 5: Regional Strategy
 - Matter 6: Green Belt
 - Matter 7: Spatial Strategy, Location of Development
 - Matter 8: Provision and Distribution of Housing (see separate joint statement submitted by Barton Willmore)
- 1.3 Our representations will be elaborated further at the relevant Examination sessions.

Matter 5: Regional Strategy

Question 1: The Regional Strategy for the South West of England (RPG10) remains part of the development plan until the relevant part of the Localism Act is enacted. Is there any suggestion that the CS is not in conformity with this plan?

- 1.16 Paragraph 3.11 and Policy SS4 of RPG10 requires a comprehensive review of the Green Belt to be undertaken. This process has not been satisfactorily carried out by the Council in either the Strategic Green Belt Assessment (2006) or the Strategic Green Belt Assessment (December, 2011).

Question 2: There is concern that references to the Regional Strategy have been removed from the CS in advance of its demise. How significant is this given the likelihood that the RS will no longer form part of the development plan by the end of the examination?

- 1.17 In the context of the Regional Strategy being revoked, the critical point to bear in mind is that it is still based on a robust evidence base that is not necessarily out of date. This evidence base should still be referred to in the preparation of the Core Strategy, unless more appropriate and up-to-date evidence is produced by the Council.