

SOUTH GLOUCESTERSHIRE COUNCIL
Examination of the Policies, Sites & Places Plan

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HEARING AGENDAS

Hearing Sessions will take place over four days as follows:

- **Tuesday 7 February 2017**
- **Wednesday 8 February 2017**
- **Wednesday 22 February 2017**
- **Thursday 23 February 2017**

Morning sessions will run from 10am – 1pm; afternoon sessions will run from 2pm – 5pm.

The venue for all sessions will be:

- **South Gloucestershire Council, Civic Centre, High Street, Kingswood, BRISTOL BS15 9TR.**

Participants should be aware of my Issues and Questions (Doc. INS3) as they will provide the framework for discussion at each Hearing. They should also be aware of the Statements submitted in response to my Issues & Questions, by the Council and others. These are available on the examination website.

In some cases, the Statements have highlighted particular matters that I wish to discuss further. These are indicated on the agendas below.

Louise Phillips

INSPECTOR

30 January 2017

HEARING AGENDA

TUESDAY 7 FEBRUARY 2017 (Committee Room 1)

MORNING SESSION 10am – 1pm

1. Introductions and Opening

- Status of the Council's Suggested Modifications and consultation thereon.

2. Discussion of Issue 1: In light of the acknowledged shortfall in the Council's 5 year housing land supply when measured against the requirement in the Core Strategy, can the PSPP be 'sound' in the absence of non-strategic housing allocations?

Key Points for Discussion

- Regard for the Core Strategy in preparing the PSPP.
- The "positively prepared" and "consistent with national policy" tests of soundness.
- The structure of the Local Plan as several different documents.
- The Oxted Residential Judgement (Document E1).
- Council's response to issues raised by M Neale (Statement 199/2) in respect of housing development in Thornbury.

Participants

P Davis

C Lee

M Kendrick

W Weaver

R Mitchell

P Roberts

S Green

J Lewis

P Bamford

J Baker (now J Lee)

D Redgewell

A Ross/C Hawkes

A Cockett

F Wright

AFTERNOON SESSION 2pm – 5pm

3. Discussion of Issue 2: Would Policies PSP40 (Residential Development in the Countryside) and/or PSP4 (Designated Local Green Spaces) act to restrict the supply of housing? If so, in light of the acknowledged shortfall in the Council's 5 year housing land supply when measured against the requirement in the Core Strategy, is this justified?

Key Points for Discussion

- The housing/development potential of proposed Local Green Spaces.
- The effect of NPPF paragraph 14, footnote 9 upon Local Green Spaces.

Participants

S Green

P Roberts

A Ross/C Hawkes

N McLoughlin

P Davis

HEARING AGENDA

WEDNESDAY 8 FEBRUARY 2017 (Committee Room 1)

MORNING SESSION 10am – 1pm; AFTERNOON SESSION 2pm – 5pm

Participants should arrive for the morning session. The afternoon session will be used to continue the Hearing if necessary.

1. Discussion of Issue 3: Is Policy PSP4 (Designated Local Green Spaces) based on a robust and consistent assessment process?

Key Points for Discussion

- **Council to provide an up to date schedule of those sites proposed for designation and those rejected in advance of the Hearing.**
- Consistency of the proposed designation of 233 sites with paragraph 77 of the NPPF.
- Treatment of landowner objections not related to development potential.
- Verification of information submitted by nominators e.g. in respect of LGSD750 (see Statement 113/1); and LGSD1210 (Statement 72/1).
- Individual site issues.

Participants

M Quinton

C Willmore

T Merrett (now Sally Moody)

C Wyrill

D Pickup

C Kosaner (now Lewis Conde)

S Willmott

S Waters

W Weaver

C Beaver

A Ross/C Hawkes

HEARING AGENDA

**WEDNESDAY 22 FEBRUARY 2017 (Possibly continuing on 23 February)
(Committee Room 1)**

MORNING SESSION 10am – 1pm; AFTERNOON SESSION 2pm – 5pm

The policies will be discussed in the order set out below. Please note that any policies not discussed on Weds 22 February will be discussed first on **Thurs 23 February**.

1. Discussion of Issue 4: Are the Policies in the PSPP justified and consistent with National Policy?

PSP6: Onsite Renewable & Low Carbon Energy

(Participants: P Davis; S Fitton;

PSP37: Internal Space & Accessibility Standards for Dwellings

(Participants: P Davis; D Redgewell; N McLoughlin; Kate Holden/Dan Weaver; S Green

PSP43: Private Amenity Space Standards

(Participants: P Davis; S Fitton; N McLoughlin; R Duff); Kate Holden/Dan Weaver; S Green

PSP42: Custom Build Dwellings

(Participants: P Davis; N McLoughlin;

Key Points of Discussion on Policies above:

- Viability, including whether there is consolidated evidence that housing development will be viable when subject to the requirements of all relevant PSPP policies, in particular PSP6; PSP37; PSP42; and PSP43?
 - The effect of the Housing Standards Review 2013; the Deregulation Act 2015; and the Ministerial Statement 25 March 2015 on the setting of locally specific standards.
 - Local vs. general evidence of need for standards.
 - The necessity of specific standards intended as a guide.
 - Implications for efficient use of land.
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PSP9: Health Impact Assessments

- Specific evidence which justifies the application of this policy to all very major developments in all areas.
- Information expected from HIA; and benefits/outcomes.

(Participants: P Davis; S Fitton; M McLoughlin)

PSP16: Parking Standards

- Whether the evidence to support this policy amounts to “a clear and compelling justification” that the parking standards are necessary to manage the local road network (Ref Written Ministerial Statement 25 March 15).

(Participants: S Fitton; R Duff)

PSP21: Environmental Pollution & Impacts

(Participants:)

PSP31: Town Centre Uses

- Reference to "The Mall" in Suggested Modification 36 (see Statements 82/1 and 207/1).
- Reliance upon uncertain evidence of need for comparison floorspace post 2021.
- Consistency with paragraphs 17, 23, 157 and 161 of the NPPF.
- Status of planning application PT14/4894 for extension to The Mall.

(Participants: Bristol Alliance Limited Partnership (A Ross/C Hawkins); S Fitton; J Hill; D Redgewell; M Williams and H Gallagher; C Willmore)

PSP46: Oldbury New Nuclear Build

- Evidence to support the inclusion of the Themes, Issues and particularly Delivery Objectives in the PSPP. How the evidence has changed since the adoption of the Core Strategy.
- Mechanism for securing the production of a Supplementary Planning Document, should this be desirable.
- Whether National Strategies are sufficient to manage the decommissioning of the former power station. Future use of the site and whether the existing policy framework is sufficient to facilitate this.

(Participants: D Redgewell; B Lewis; T Roberts)

HEARING AGENDA

THURSDAY 23 FEBRUARY 2017 (Committee Room 1)

MORNING SESSION 10am – 1pm; AFTERNOON SESSION 2pm – 5pm

Participants should arrive for the morning session. The afternoon session will be used to continue the Hearing if necessary. Any policies remaining from the agenda of Wednesday 22 February will be discussed first, followed by those below in the order given.

- 1. Discussion of Issue 5:** Are the Policies in the PSPP sufficiently clear so as to be effective in their purpose?

General Point of Discussion: *In response to my Issues and Questions, the Council has suggested modifications to the wording of several policies listed below. Participants should be aware of these suggestions in making further submissions.*

PSP1: Local Distinctiveness

(Participants: P Davis; N McLoughlin)

PSP2: Landscape & PSP17: Heritage Assets & the Historic Environment

(Participants: P Davis; S Fitton; C Willmore; N McLoughlin)

PSP3: Trees & Woodland

(Participants: N McLoughlin)

PSP5: Undesignated Open Spaces within Urban Areas and Settlements

(Participants: P Davis; P Bamford; C Willmore; N McLoughlin)

PSP27: B8 Storage & Distribution Uses

(Participants: C Willmore)

PSP39: Residential Conversions, Sub-divisions & HMOs

- Whether PSP37 (Internal Space & Accessibility Standards for Dwellings) is intended to apply to residential conversions and whether this is clear in Policy PSP39.

(Participants: C Willmore)

PSP45: Burial Facilities

- Whether it is necessary to apply different requirements to the relevant facilities in the Green Belt and outside it.
- Whether the Council's suggested amendment would make the policy clearer. The problem of clarity is not necessarily a definitional one.

PSP47: Site Allocations & Safeguarding

(Participants: M Kendrick; C Lee; L Taljaard; C Willmore; O Taylor; N McLoughlin; A Cockett)