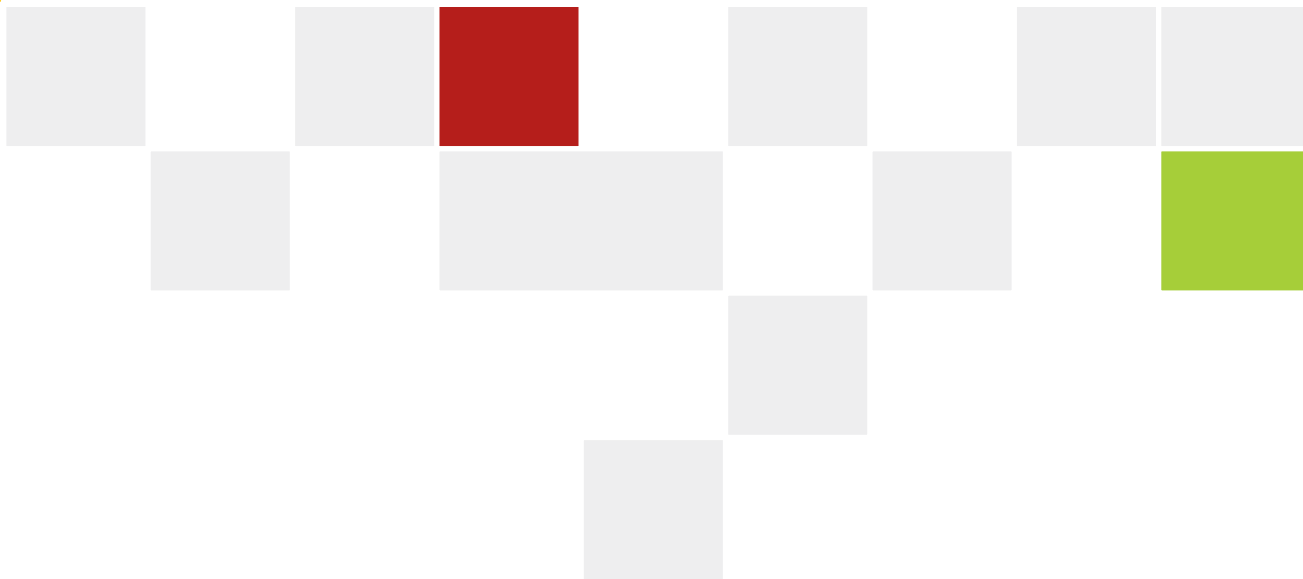


# Minsmere Road, Keynsham

LPPU Hearing Statement Matter 3



# Boyer

## Report Control

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## 1. INTRODUCTION

- 1.1 This hearing statement has been prepared by Boyer on behalf of Taylor Wimpey UK Ltd in response to the Inspector's questions under Matter 3 (Housing Land Supply) relating to the Bath and North East Somerset Council (B&NES) Local Plan Partial Update (LPPU) Examination.
- 1.2 Taylor Wimpey UK Ltd support the identification of land at Minsmere Road included as an emerging allocation under Policy KE3D East of Keynsham Former Safeguarded Land within the LPPU.
- 1.3 By way of background the land at Minsmere Road was promoted for residential development during the preparation of the adopted B&NES 2014 Core Strategy and the 2017 PlaceMaking Plan, and again in 2018, as part of the new Local Plan Consultation. The Core Strategy Inspector (Simon Emerson BSc DipTP MRTPI) at that time recommended the removal of the land from the Green Belt and safeguarded the site for future residential development.
- 1.4 Land at Minsmere Road, Keynsham is identified in the LPPU for development of around 70 homes and associated infrastructure. We support the allocation of the land as a sustainable location for residential development over the plan period; and will play an important role in delivering the District's housing requirement across Bath and North East Somerset. Taylor Wimpey UK Ltd share this conclusion and are keen to work with the Council, statutory organisations and infrastructure providers to deliver the site.
- 1.5 It should also be noted that Taylor Wimpey have prepared and submitted an Outline planning application (Ref. 21/05471/OUT) to B&NES for the land at Minsmere Road in December 2021 in line with the draft allocation. As a consequence, the allocation at Minsmere Road is capable of being delivered with the LPPU plan period and before 2029.

## 2. HOUSING LAND SUPPLY

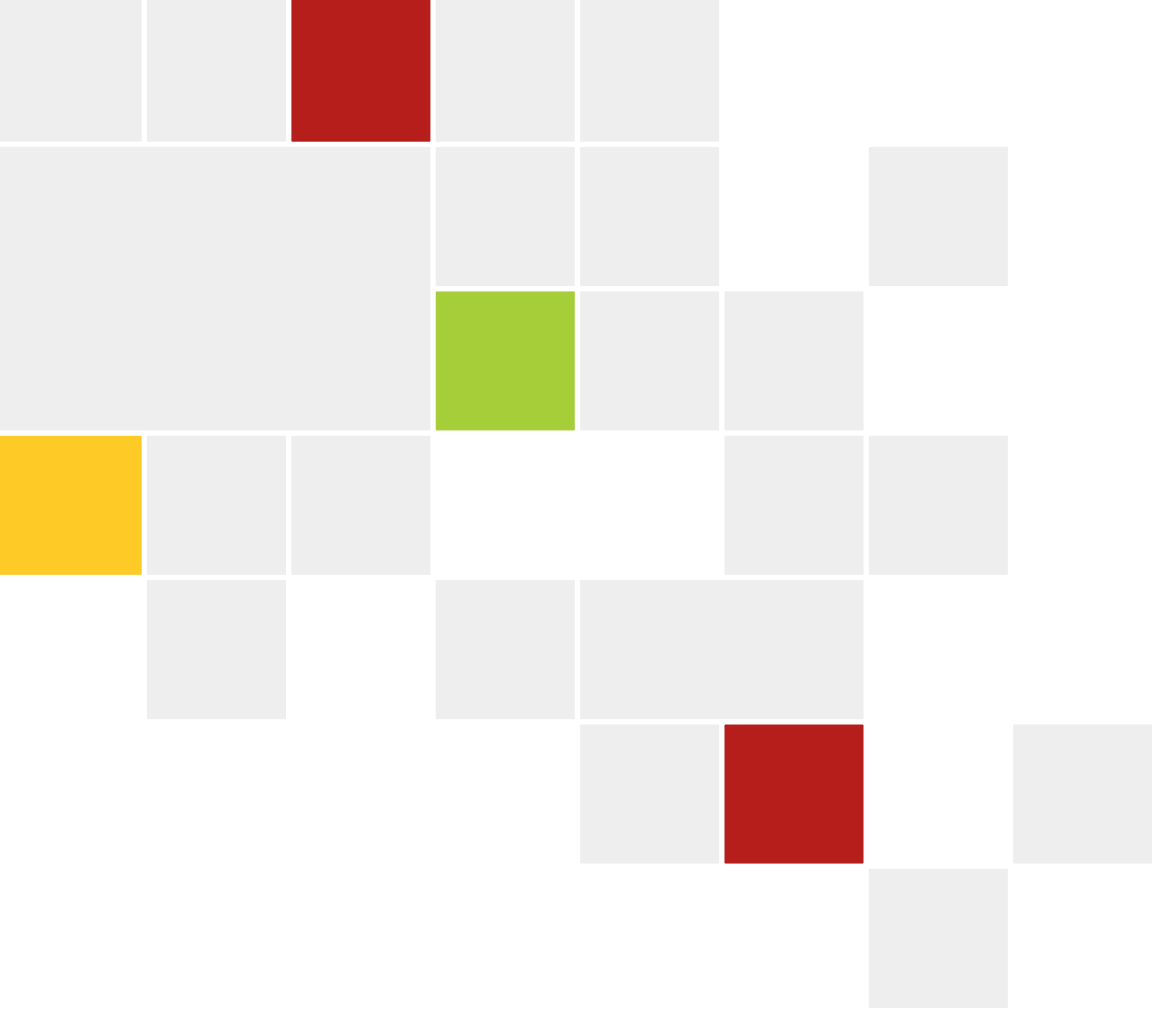
**Issue: Do the policies of the Plan identify a sufficient supply and mix of sites for the plan period?**

*Q.14 The Council has confirmed in its letter of 7 March 2022 (B&NES 1) that the intention of the Plan is to provide a five-year supply of housing sites on adoption. What is the evidence that there would be a five-year supply of deliverable housing sites on adoption of the Plan as per the requirements of the NPPF?*

- 2.1 As part of B&NES response to Inspector's Initial Questions (EXAM 1) is the inclusion of the housing trajectory as published in April 2021 (CD-HOU002) based on the Standard Method. It is noted the Council's intention is to provide the Inspector with an updated housing trajectory with a 1 April 2022 base and latest housing completions, together with details of relevant permissions granted since the publication of the previous trajectory. This updated trajectory is not publicly available at the time of writing this Hearing Statement.
- 2.2 To this end, Taylor Wimpey UK Ltd can confirm that the land at Minsmere Road, which forms emerging LPPU allocation Policy KE3d: East of Keynsham, is deliverable within the next five years. In accordance with the definition provided within the Glossary of the NPPF, the site is available now. It offers a suitable location for development now, and subject to the current Outline Planning Application (Ref. 21/05471/OUT) for 70 homes obtaining planning permission it will be delivered within the next five years.
- 2.3 It is Taylor Wimpey UK Ltd intention that if Outline planning permission was secured within 2022, Taylor Wimpey intend to submit a Reserved Matters application in the Autumn 2022. Allowing for any potential delays in validation and/or determination, we have allowed for Reserved Matters approval in Spring 2023.
- 2.4 Following the approval of Reserved Matters, Taylor Wimpey UK Ltd would look to appoint contractors and start construction on site in the Autumn/Winter 2023, with the intention to have completed development by the end of 2026.
- 2.5 Accordingly, the allocation of Policy KE3d would deliver much needed housing supply to ensure a five-year housing land supply in accordance with the requirements of the NPPF.

*Q.15 Do strategic policies include an up-to-date trajectory illustrating the expected rate of housing delivery over the plan period as per NPPF paragraph 74?*

- 2.6 As detailed above, it is noted the Council's intention is to provide the Inspector with an updated housing trajectory with a 1 April 2022 base and latest housing completions together with details of relevant permissions granted since the publication of the previous trajectory. This updated trajectory is not publicly available at the time of writing this Hearing Statement.
- 2.7 Taylor Wimpey UK Ltd have provided details of the anticipated delivery of housing in respect of emerging Policy KE3d which should be reflected within an updated trajectory to accord with the requirements of NPPF paragraph 74.



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