

IN5A: Hearing Programme

Version 2 – 12 February 2025

Venue: M Shed, Princes Wharf, Wapping Road, Bristol BS1 4RN

Start Date: 9:30 am - Tuesday 25 February 2025

Please note that the programme is subject to change at any time. Please consult the examination website regularly to check for the latest version. Where dates or times change, the Programme Officer will contact relevant parties as soon as possible.

Hearing statement deadlines:

For Matters to be discussed during weeks 1-3: **5pm - 7 February 2025**

For Matters to be discussed during weeks 4-7: **5pm – 7 March 2025**

Date	Morning Session – 9:30 – 13.00	Afternoon Session – 14.00 – 17.30
WEEK 1		
25 February 2025	<p>Openings</p> <p>Matter 1 – Legal Compliance & Procedural Matters</p> <ul style="list-style-type: none"> • Duty to cooperate. • Sustainability Appraisal • Habitat Regulations Assessment • Engagement • Equalities • Local Development Scheme • Climate Change • Any other general matters <p>Participants: Bristol City Council Bristol Tree Forum Copperfield Bellway Homes (Marrons) Taylor Wimpey (Savills) University of Bristol (Rapleys) Fusion Group (Pearce Planning) Home Builders Federation Crest Nicholson (Origin3) Hallam Land, Wilson Enterprises, Parker Strategic Land (Nexus Planning)</p>	<p>Morning session continued.</p>

<p>26 February 2025</p>	<p>Matter 2: Housing Land Needs, Requirement and Supply</p> <p>Issue 2.1: Housing Requirement</p> <p>Participants: Bristol City Council Watkin Jones Bellway Homes (Marrons) Dominic Hogg Taylor Wimpey (Savills) University of Bristol (Rapleys) Structadene Group (Strutt and Parker) Fusion Group (Pearce Planning) Home Builders Federation Crest Nicholson (Origin3) Hallam Land, Wilson Enterprises, Parker Strategic Land (Nexus Planning) Bristol, Clifton & West of England Zoological Society (Savills)</p>	<p>Morning session continued.</p>
<p>27 February 2025</p>	<p>Matter 3: Employment Land Requirement and Supply</p> <p>Participants: Bristol City Council Bristol Civic Society Business West & Bristol Property Agents Association</p> <p>—</p> <p>Matter 2: Housing Land Needs, Requirement and Supply</p> <p>Issue 2.2: Gypsy and Traveller Needs</p> <p>Participants: Bristol City Council</p>	<p>Morning session continued</p>
<p>28 February 2025</p>	<p>Overspill (if needed)</p>	<p>Not sitting</p>

Week 2		
Date	Morning Session – 9:30 – 13.00	Afternoon Session – 14.00 – 17.30
4 March 2025	<p>Matter 4: Spatial Strategy</p> <p>Issue 4.6: Site selection methodology and assessment</p> <p>Participants: Bristol City Council Bristol Tree Forum Bellway Homes (Marrons) Dominic Hogg University of Bristol (Rapleys) Fusion Group (Pearce Planning) Esteban Investments (Lichfields) Home Builders Federation National Highways Historic England Bristol, Clifton & West of England Zoological Society (Savills)</p>	<p>Matter 5: Green Belt*</p> <p>Issue 5.1: Approach to altering Green Belt boundaries</p> <p>Issue 5.2: Policy DS10</p> <p>(* Note: Green Belt allocations under Issue 5.3 will be dealt with alongside other allocations later in the programme)</p> <p>Participants: Bristol City Council Bellway Homes (Marrons) Dominic Hogg Bristol Tree Forum Esteban Investments (Lichfields) Home Builders Federation</p>
5 March 2025	<p>Matter 4: Spatial Strategy</p> <p>Issue 4.1: General Issues Issue 4.2: Central Bristol</p> <p>Participants: Bristol City Council Home Builders Federation (4.1 only) Bristol Civic Society Dandara Living Watkin Jones Unite Group (ROK) Bristol Alliance Partnership (Savills) Bellway Homes (Marrons) Dominic Hogg Conygar Bristol (BNP Paribas) University of Bristol (Rapleys) Structadene Group (Strutt and Parker) Fusion Group (Pearce Planning) Stephen Wickham Historic England Legal & General (Avison Young) Bristol, Clifton & West of England Zoological Society (Savills)</p>	<p>Morning continued</p> <p>Issue 4.3: East Bristol</p> <p>Participants: Bristol City Council Frank Bruce & Co (Copperfield) Bellway Homes (Marrons) Central Fishponds (BNP Paribas) University of Bristol (Rapleys) Castel (Knight Frank)</p>

<p>6 March 2025</p>	<p>Matter 4: Spatial Strategy</p> <p>Issue 4.4: South Bristol</p> <p>Participants: Bristol City Council Watkin Jones Bellway Homes (Marrons) University of Bristol (Rapleys) Esteban Investments (Lichfields) Stephen Wickham</p>	<p>Matter 4: Spatial Strategy</p> <p>Issue 4.5: North Bristol</p> <p>Participants: Bristol City Council Bellway Homes (Marrons) University of Bristol (Rapleys)</p>
<p>7 March 2025</p>	<p>Overspill (if needed)</p>	<p>Not sitting</p>

Week 3		
Date	Morning Session – 9:30 – 13.00	Afternoon Session – 14.00 – 17.30
<p>11 March 2025</p>	<p>Matter 13: Built Environment</p> <p>Participants: Bristol City Council Bristol Civic Society Dominic Hogg Conygar Bristol (BNP Paribas) Structadene Group (Strutt and Parker) Home Builders Federation Historic England</p>	<p>Morning continued</p> <p>Matter 12: Urban Living</p> <p>Participants: Bristol City Council Bristol Civic Society Bellway Homes (Marrons) Conygar Bristol (BNP Paribas) Structadene Group (Strutt and Parker)</p>
<p>12 March 2025</p>	<p>Matter 6: Infrastructure, Developer Contributions, Social Value and Community Facilities</p> <p>Participants: Bristol City Council Watkin Jones Home Builders Federation Crest Nicholson (Origin3)</p>	<p>Matter 9: Centres, shopping and the evening economy</p> <p>Participants: Bristol City Council Westbury on Trym Society CPG Bristol (Planning Ventures)</p> <hr/> <p>Matter 16: Utilities and Minerals</p> <p>Participants: Bristol City Council</p>

13 March 2025	<p>Matter 11: Transport</p> <p>Participants: Bristol City Council Bellway Homes (Marrons) Dominus Real Estate National Highways</p>	<p>Matter 15: Health and Wellbeing</p> <p>Participants: Bristol City Council Dominic Hogg</p>
14 March 2025	Overspill (if needed)	Not sitting

Week 4		
Date	Morning Session – 9:30 – 13.00	Afternoon Session – 14.00 – 17.30
25 March 2025	<p>Matter 7: Other Housing Policies</p> <p>Participants: Bristol City Council Unite Group (ROK) Smart Urban Living Bristol [One] (ROK) Paul Borthwick Dominic Hogg University of Bristol (Rapleys) Structadene Group (Strutt and Parker) Home Builders Federation Watkin Jones Dandara Living Stokes Morgan Planning Bristol Alliance Partnership (Savills) Fusion Group (Pearce Planning)</p>	Morning continued
26 March 2025	<p>Matter 14: Net Zero and Climate Change</p> <p>Participants: Bristol City Council Unite Group (ROK) Bellway Homes (Marrons) Dominic Hogg Structadene Group (Strutt and Parker) Mark Letcher Esteban Investments (Lichfields) Sara Grimes Watkin Jones Dandara Living Bristol Civic Society</p>	<p>Matter 8: Economy and Inclusive Growth</p> <p>Participants: Bristol City Council University of Bristol (Rapleys)</p>

<p>27 March 2025</p>	<p>Matter 10: Biodiversity and Green Infrastructure</p> <p>Participants: Bristol City Council Dominic Hogg Bristol Tree Forum Liz Beth Mark Letcher Stride Bros Ltd Homes England (LDA Design) Cotham School Bristol Civic Society Pauline Twomey and Andrew Searle</p>	<p>Morning continued</p>
<p>28 March 2025</p>	<p>Overspill (if needed)</p>	<p>Not sitting</p>

<p>Week 5</p>		
<p>Date</p>	<p>Morning Session – 9:30 – 13.00</p>	<p>Afternoon Session – 14.00 – 17.30</p>
<p>1 April 2025</p>	<p>Matter 5: Green Belt</p> <p>Issue 5.3: Green Belt Allocations (DS11 and DS12)</p> <p>Participants: Bristol City Council Wring Family Trust (Blue Fox Planning) Bellway Homes (Marrons) Dominic Hogg Bristol Tree Forum Esteban Investments (Lichfields)</p>	<p>Morning continued</p>
<p>2 April 2025</p>	<p>Matter 17: Individual Allocations (Policy DA1)</p> <p>Allocations in the following wards:</p> <ul style="list-style-type: none"> • Ashley • Central Ward • Easton Ward • Hotwells and Harbourside • Lawrence Hill <p>Participants: Bristol City Council</p> <p>Various Sites Bristol Tree Forum</p>	<p>Morning continued</p>

<p>3 April 2025</p>	<p>Matter 17: Individual Allocations (Policy DA1)</p> <p>Allocations in the following wards:</p> <ul style="list-style-type: none"> • Bedminster • Bishopsworth • Brislington East • Brislington West • Filwood • Hartcliffe and Withywood • Hengrove and Whitchurch Park • Knowle • St George Troopers Hill • Southville • Stockwood • Windmill Hill <p>Participants: Bristol City Council</p> <p>Various Sites Bristol Tree Forum</p> <p>BDA0302 – Land to the west of Ashton Gate Stadium Esteban Investments (Lichfields)</p>	<p>Morning continued</p>
<p>4 April 2025</p>	<p>Overspill (if needed)</p>	<p>Not sitting</p>

Week 6		
Date	Morning Session – 9:30 – 13.00	Afternoon Session – 14.00 – 17.30
15 April 2025	<p>Matter 17: Individual Allocations (Policy DA1)</p> <p>Allocations in the following wards:</p> <ul style="list-style-type: none"> • Avonmouth and Lawrence Weston • Bishop and Ashley Down • Eastville • Henbury and Brentry • Horfield • Lockleaze • Redland • Southmead • Stoke Bishop • Westbury-on-Trym and Henleaze <p>Participants: Bristol City Council</p> <p>Various Sites Bristol Tree Forum</p>	Morning continued
16 April 2025	<p>Matter 17: Individual Allocations (Policy DA1)</p> <p>Allocations in the following wards:</p> <ul style="list-style-type: none"> • Clifton • Clifton Down • Cotham • Frome Vale • Hillfields • St Georges Central • St Georges West <p>Participants: Bristol City Council</p> <p>Various Sites Bristol Tree Forum</p> <p>BDA1501 – Land at College Road, Fishponds Andrew Bloxham Jo Beedell</p>	Morning continued

17 April 2025	Overspill (if needed)	Not sitting
18 April 2025 (Good Friday)	Not sitting	Not sitting

Week 7		
Date	Morning Session – 9:30 – 13.00	Afternoon Session – 14.00 – 17.30
22 April 2025	Not sitting	Not sitting
23 April 2025	<p>Matter 18: Housing Land Supply</p> <p>Participants: Bristol City Council Bellway Homes (Marrons) Home Builders Federation Watkin Jones University of Bristol (Rapleys) Fusion Group (Pearce Planning)</p>	Morning continued
24 April 2025	<p>Outstanding Issues</p> <p>Closing remarks</p> <p>Participants: Bristol City Council</p>	Morning continued
25 April 2025	Overspill (if needed)	Not sitting