

## IN5B: Hearing Programme

### Version 3 – 28 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
<b>WEEK 1</b>		
<b>25 February 2025</b>	<p><b>Openings</b></p> <p><b>Matter 1 – Legal Compliance &amp; Procedural Matters</b></p> <ul style="list-style-type: none"> <li>• Duty to cooperate.</li> <li>• Sustainability Appraisal</li> <li>• Habitat Regulations Assessment</li> <li>• Engagement</li> <li>• Equalities</li> <li>• Local Development Scheme</li> <li>• Climate Change</li> <li>• Any other general matters</li> </ul> <p><b>Participants:</b>                      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)                      Dominic Hogg</p>	Morning session continued.

<p><b>26 February 2025</b></p>	<p><b>Matter 2: Housing Land Needs, Requirement and Supply</b></p> <p><b>Issue 2.1: Housing Requirement</b></p> <p><b>Participants:</b>          Bristol City Council          Watkin Jones          Bellway Homes (Marrons)          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 &amp; West of England          Zoological Society (Savills)</p>	<p><b>Morning session continued.</b></p>
<p><b>27 February 2025</b></p>	<p><b>Matter 3: Employment Land Requirement and Supply</b></p> <p><b>Participants:</b>          Bristol City Council          Bristol Civic Society          Business West &amp; Bristol Property          Agents Association</p> <p>—</p> <p><b>Matter 2: Housing Land Needs, Requirement and Supply</b></p> <p><b>Issue 2.2: Gypsy and Traveller Needs</b></p> <p><b>Participants:</b>          Bristol City Council</p>	<p>Morning session continued</p>
<p><b>28 February 2025</b></p>	<p>Overspill (if needed)</p>	<p>Not sitting</p>

<b>Week 2</b>		
<b>Date</b>	<b>Morning Session – 9:30 – 13.00</b>	<b>Afternoon Session – 14.00 – 17.30</b>
<b>4 March 2025</b>	<p><b>Matter 4: Spatial Strategy</b></p> <p><b>Issue 4.6:</b> Site selection methodology and assessment</p> <p><b>Participants:</b>                      Bristol City Council                      Bristol Tree Forum                      Bellway Homes (Marrons)                      University of Bristol (Rapleys)                      Fusion Group (Pearce Planning)                      Home Builders Federation                      National Highways                      Bristol, Clifton &amp; West of England                      Zoological Society (Savills)</p>	<p><b>Matter 5: Green Belt*</b></p> <p><b>Issue 5.1:</b> Approach to altering Green Belt boundaries</p> <p><b>Issue 5.2:</b> 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><b>Participants:</b>                      Bristol City Council                      Bellway Homes (Marrons)                      Bristol Tree Forum                      Home Builders Federation</p>
<b>5 March 2025</b>	<p><b>Matter 4: Spatial Strategy</b></p> <p><b>Issue 4.1:</b> General Issues  <b>Issue 4.2:</b> Central Bristol</p> <p><b>Participants:</b>                      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                      Legal &amp; General (Avison Young)                      Bristol, Clifton &amp; West of England                      Zoological Society (Savills)</p>	<p>Morning continued</p> <p><b>Issue 4.3:</b> East Bristol</p> <p><b>Participants:</b>                      Bristol City Council                      Frank Bruce &amp; Co (Copperfield)                      Bellway Homes (Marrons)                      Central Fishponds (BNP Paribas)                      University of Bristol (Rapleys)                      Castel (Knight Frank)</p>

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

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

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

<p><b>Week 4</b></p>		
<p><b>Date</b></p>	<p><b>Morning Session – 9:30 – 13.00</b></p>	<p><b>Afternoon Session – 14.00 – 17.30</b></p>
<p><b>25 March 2025</b></p>	<p><b>Matter 7:</b> Other Housing Policies</p> <p><b>Participants:</b> 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>	<p>Morning continued</p>
<p><b>26 March 2025</b></p>	<p><b>Matter 14:</b> Net Zero and Climate Change</p> <p><b>Participants:</b> 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><b>Matter 8:</b> Economy and Inclusive Growth</p> <p><b>Participants:</b> Bristol City Council University of Bristol (Rapleys)</p>

<p><b>27 March 2025</b></p>	<p><b>Matter 10:</b> Biodiversity and Green Infrastructure</p> <p><b>Participants:</b>                  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><b>28 March 2025</b></p>	<p>Overspill (if needed)</p>	<p>Not sitting</p>

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

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

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

<b>17 April 2025</b>	Overspill (if needed)	Not sitting
<b>18 April 2025 (Good Friday)</b>	Not sitting	Not sitting

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