



## **Examination of the South Gloucestershire Local Plan**

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Examination web pages: <https://localplanexamination.commonplace.is/>

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### **Draft Hearing Programme v2 - 5 May 2026**

Please note that the draft programme is liable to change in the run up to the hearing sessions – please check with the examination web pages for the latest version.

All hearing sessions will be held at the Council Chamber, Kingswood Civic Centre, High Street, Kingswood BS15 9TR

**Provisional timings are indicated for Week 1 Hearings but may be subject to change.**

### **Hearing Week 1**

#### **Hearing Day 1. 9.30 am Tuesday 19 May 2026**

#### **Matter 1: Procedural/legal requirements**

Participants:

South Gloucestershire Council

Eileen Tilley

Badminton Estate (Morgan Elliot Planning)

Barratt Redrow (Boyer Planning)

Bloor Homes and Crest Nicholson (Savills)

Newland Homes, Strongvox (Pegasus Group)

Gladman Developments

Gleeson Land (Armstrong Rigg Planning)

Gloucestershire County Council

Hallam Land, Wilson Enterprises & Parker Strategic Land (Nexus Planning)

Hill Residential (Lichfields)

Home Builders Federation

Kendleshire Golf Club/Gleeson Land (tor&co)

Places for People and St Congar (Iceni Projects)

Rubix Land (OG Planning and Pegasus Group)

South Gloucestershire Conservative Group

Swanmoor Stoke Ltd (Black Box Planning)

Day 1 continues.../

**Hearing Day 1 continued – not before 11.00am**

**Matter 4: Strategic Principles and the Locational Strategy**

Participants:

South Gloucestershire Council

Almondsbury Residents' Association

Steve Reade

Save Our Green Spaces – South Gloucestershire (Context Planning)

Yate Town Council

Claire Young MP

ATA Estates Longwell Green and Sovereign Network Group (Oneleven Property)

Badminton Estate (Morgan Elliot Planning)

Barratt Redrow (Boyer Planning)

Bloor Homes, Crest Nicholson (Savills)

Bristol Rovers Football Club (Turley)

Vistry/Catesbury Estates, Mac Mic Strategic Land (McLoughlin Planning)

Cotswold Homes (Tetra Tech)

Cotswold Homes/St Philips, Hill Residential (Lichfields)

Newland Homes, Strongvox (Pegasus Group)

Gladman Developments

Gleeson Land (Armstrong Rigg Planning)

Hallam Land, Wilson Enterprises & Parker Strategic Land (Nexus Planning)

Home Builders Federation

Kendleshire Golf Club/Gleeson Land (tor&co)

Lightwood Strategic

Places for People and St Congar (Iceni Projects)

Richborough (Alder King)

Rubix Land (OG Planning)

South Gloucestershire Conservative Group

Swanmoor Stoke Ltd (Black Box Planning)

Mr & Mrs Whyton (Lucy White Planning)

Day 1 continues.../

**Hearing Day 1 continued - not before 2.00pm**

**Matter 2: Strategic Policies**

Participants:

South Gloucestershire Council  
Barratt Redrow (Boyer Planning)  
Bloor Homes (Savills)  
Vistry/Catesbury Estates, Mac Mic Strategic Land (McLoughlin Planning)  
Cotswold Homes (Tetra Tech)  
Newland Homes, Strongvox (Pegasus Group)  
Gladman Developments  
Gleeson Land (Armstrong Rigg Planning)  
Hallam Land, Wilson Enterprises & Parker Strategic Land (Nexus Planning)  
Hill Residential (Lichfields)  
Home Builders Federation  
Kendleshire Golf Club/Gleeson Land (tor&co)  
Lightwood Strategic  
Places for People and St Congar (Iceni Projects)  
Richborough (Alder King)  
Rubix Land (OG Planning and Pegasus Group)  
Swanmoor Stoke Ltd (Black Box Planning)

**Matter 3: Effective cooperation**

**Not before 3.00pm**

Participants:

South Gloucestershire Council  
Steve Reade  
Barratt Redrow (Boyer Planning)  
Bloor Homes (Savills)  
Vistry/Catesbury Estates, Mac Mic Strategic Land (McLoughlin Planning)  
Newland Homes, Strongvox (Pegasus Group)  
Gladman Developments  
Gleeson Land (Armstrong Rigg Planning)  
Hallam Land, Wilson Enterprises & Parker Strategic Land (Nexus Planning)  
Hill Residential (Lichfields)  
Home Builders Federation  
Kendleshire Golf Club/Gleeson Land (tor&co)  
Lightwood Strategic  
Places for People and St Congar (Iceni Projects)  
Richborough (Alder King)  
Rubix Land (OG Planning and Pegasus Group)  
Swanmoor Stoke Ltd (Black Box Planning)

Day 1 ends

**Hearing Day 2. 9.30 am Wednesday 20 May**

**Matter 6: The Green Belt**

Participants:

South Gloucestershire Council  
Almondsbury Residents' Association  
Brian Cook  
Sarah Freeman  
Laura Griffin  
Hanham District Green Belt Conservation Society  
Rosalyn Pyle  
Steve Reade  
Save Our Green Spaces – South Gloucestershire (Context Planning)  
Siston Parish Council  
Yate Town Council  
ATA Estates Longwell Green and Sovereign Network Group (Oneleven Property)  
Barratt Redrow (Boyer Planning)  
Barratt Redrow, Cotswold Homes/St Philips (Lichfields)  
Bloor Homes (Savills)  
Bristol Rovers Football Club (Turley)  
Bristol, Clifton and West of England Zoological Society (Avison Young)  
Vistry/Catesbury Estates, Mac Mic Strategic Land, Fear Group (McLoughlin Planning)  
Cotswold Homes (Tetra Tech)  
Edward Ware Homes Lyde Green, South West Strategic Developments (Grass Roots Planning)  
Mr & Mrs Fox (Phillips Planning and Development)  
Hallam Land, Wilson Enterprises & Parker Strategic Land (Nexus Planning)  
Home Builders Federation  
IM Land (Copperfield)  
Kendleshire Golf Club/Gleeson Land (tor&co)  
Lightwood Strategic  
Mr & Mrs Maughan (McMurdo Planning)  
Places for People and St Congar (Iceni Projects)  
Rubix Land (OG Planning)  
South Gloucestershire Conservative Group  
Strongvox (Pegasus Group)  
Swanmoor Stoke Ltd (Black Box Planning)  
The Tortworth Estate (Avison Young)  
Waddeton Park (Copperfield)

Day 2 continues.../

**Hearing Day 2 continued - not before 1.00pm**

**Matter 5: Allocation site selection**

Participants:

South Gloucestershire Council  
Almondsbury Residents' Association  
Laura Griffin  
Steve Reade  
Save Our Green Spaces – South Gloucestershire (Context Planning)  
Andrew Shore  
Siston Parish Council  
Badminton Estate (Morgan Elliot Planning)  
Barratt Redrow (Lichfields)  
Bloor Homes, Crest Nicholson (Savills)  
Vistry/Catesbury Estates, Mac Mic Strategic Land (McLoughlin Planning)  
Cotswold Homes/St Philips, Hill Residential (Lichfields)  
Edward Ware Homes, Newland Homes, Strongvox (Pegasus Group)  
Fear Group (McLoughlin Planning)  
Gleeson Land (Armstrong Rigg Planning)  
Hallam Land, Wilson Enterprises & Parker Strategic Land (Nexus Planning)  
Home Builders Federation  
Kendleshire Golf Club/Gleeson Land (tor&co)  
Mr & Mrs Maughan (McMurdo Planning)  
Places for People and St Congar (Iceni Projects)  
Rubix Land (OG Planning and Pegasus Group)  
South Gloucestershire Conservative Group  
Swanmoor Stoke Ltd (Black Box Planning)  
The Tortworth Estate (Avison Young)

**Matter 8: Settlement Boundaries**

**Not before 3.00pm**

Participants:

South Gloucestershire Council  
Brian Cook  
Laura Griffin  
Steve Reade  
Siston Parish Council  
Badminton Estate (Morgan Elliot Planning)  
Bloor Homes, Crest Nicholson (Savills)  
Bristol Rovers Football Club (Turley)  
Vistry/Catesbury Estates, Mac Mic Strategic Land, (McLoughlin Planning)  
Cotswold Homes/St Philips (Lichfields)  
Messrs England and Mrs Warner (Stantec)  
Mr & Mrs Fox (Phillips Planning and Development)  
Places for People and St Congar (Iceni Projects)  
Richborough (Alder King)

Day 2 ends

**Hearing Day 3. 9.30 am Thursday 21 May**

**Matter 7: Housing – need, requirement, supply**

Participants:

South Gloucestershire Council

Almondsbury Residents' Association

Sarah Freeman

Steve Reade

Save Our Green Spaces – South Gloucestershire (Context Planning)

Siston Parish Council

ATA Estates Longwell Green and Sovereign Network Group (Oneleven Property)

Badminton Estate (Morgan Elliot Planning)

Barratt Redrow (Boyer Planning)

Bloor Homes, Crest Nicholson (Savills)

Bristol Rovers Football Club (Turley)

Vistry/Catesbury Estates, Mac Mic Strategic Land, Fear Group (McLoughlin Planning)

Cotswold Homes (Tetra Tech)

Cotswold Homes/St Philips, Hill Residential (Lichfields)

Newland Homes, Strongvox (Pegasus Group)

Edward Ware Homes Lyde Green, South West Strategic Developments (Grass Roots Planning)

Gleeson Land (Armstrong Rigg Planning)

Hallam Land, Wilson Enterprises & Parker Strategic Land (Nexus Planning)

Home Builders Federation

IM Land (Copperfield)

Kendleshire Golf Club/Gleeson Land (tor&co)

Lightwood Strategic

Places for People and St Congar (Iceni Projects)

Richborough (Alder King)

Rubix Land (OG Planning)

Swanmoor Stoke Ltd (Black Box Planning)

The Tortworth Estate (Avison Young)

Waddeton Park (Copperfield)

**Matter 14: Homes for all**

**Not before 3.00pm**

Participants:

South Gloucestershire Council

Marshfield Community Land Trust

Steve Reade

Andrew Shore

Badminton Estate (Morgan Elliot Planning)

Bloor Homes, Crest Nicholson (Savills)

Bristol Rovers Football Club (Turley)

Churchill Living and McCarthy Stone (Planning Issues)

Messrs England and Mrs Warner (Stantec)

Home Builders Federation

Newland Homes (Pegasus Group)

Places for People and St Congar (Iceni Projects)

YTL Developments

## **Hearing Week 2**

### **Hearing Day 4. 9.30 am Tuesday 2 June**

#### **Matter 12: Gypsies and Travellers and Travelling Showpeople**

Participants:

South Gloucestershire Council

Steve Reade

Murdoch Planning

#### **Matter 15: Delivering jobs and prosperity**

Participants (5):

South Gloucestershire Council

Steve Reade

Badminton Estate (Morgan Elliot Planning)

British Airways Pension Trustees Limited (Iceni Projects)

Christine Cheacker (Turley)

Coal Pension Properties Ltd (Rapleys)

Places for People and St Congar (Iceni Projects)

Robert Hitchins Ltd & Harrow Estates (Stantec)

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### **Hearing Day 5. 9.30 am Wednesday 3 June**

#### **Matter 17: Transport**

Participants:

South Gloucestershire Council

Almondsbury Residents' Association

Friends of Siston Commons

Rosalyn Pyle

Andrew Shore

Yate Town Council

Bloor Homes, Crest Nicholson (Savills)

Coal Pension Properties Ltd (Rapleys)

Gloucestershire County Council

Robert Hitchins Ltd & Harrow Estates (Stantec)

Rubix Land (OG Planning)

Swanmoor Stoke Ltd (Black Box Planning)

#### **Matter 18: Climate change**

Participants:

South Gloucestershire Council

Friends of Siston Commons

Bloor Homes, Crest Nicholson (Savills)

Coal Pension Properties Ltd (Rapleys)

Hallam Land, Wilson Enterprises & Parker Strategic Land (Nexus Planning)

Home Builders Federation

South Gloucestershire Conservative Group

Taylor Wimpey (Turley)

YTL Developments

Day 5 continues.../

## **Hearing Day 5 continued**

### **Matter 19: Natural Environment**

Participants:

South Gloucestershire Council

Almondsbury Residents' Association

Peter Bruce

Friends of Siston Commons

Rosalyn Pyle

ATA Estates Longwell Green and Sovereign Network Group (Oneleven Property)

Badminton Estate (Morgan Elliot Planning)

Bloor Homes, Crest Nicholson (Savills)

Gloucestershire County Council

Home Builders Federation

Swanmoor Stoke Ltd (Black Box Planning)

### **Matter 20: Creating well designed spaces**

Participants:

South Gloucestershire Council

Andrew Shore

Friends of Siston Commons

Yate Town Council

Badminton Estate (Morgan Elliot Planning)

Coal Pension Properties Ltd (Rapleys)

Crest Nicholson (Savills)

Hallam Land, Wilson Enterprises & Parker Strategic Land (Nexus Planning)

Home Builders Federation

Lightwood Strategic

YTL Developments

### **Matter 16: Town centres, leisure and cultural facilities**

Participants:

South Gloucestershire Council

M&G Real Estate (Lichfields)

Swanmoor Stoke Ltd (Black Box Planning)

## **Hearing Day 6. 9.30 am Thursday 4 June**

### **Matter 21: Minerals**

Participants:

South Gloucestershire Council  
The Tortworth Estate (SLR Consulting)

### **Matter 22: Nationally Significant Infrastructure Projects, and nuclear power**

Participants:

South Gloucestershire Council  
Nuclear Decommissioning Authority and Nuclear Restoration Services (Avison Young)

### **Matter 23: Waste**

Participants:

South Gloucestershire Council

### **Matter 24: Monitoring**

Participants:

South Gloucestershire Council  
Home Builders Federation

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## **Hearing Week 3**

### **Hearing Day 7. 9.30 am Tuesday 16 June**

#### **Matter 9: Strategic Urban Extensions**

Participants:

South Gloucestershire Council  
Almondsbury Residents' Association  
Rosalyn Pyle  
Steve Reade  
William Rooms  
Save Our Green Spaces – South Gloucestershire (Context Planning)  
Jonathan Seymour-Williams  
Andrew Shore  
Siston Parish Council  
Bloor Homes (LRM Planning)  
Edward Ware Homes Lyde Green, South West Strategic Developments  
(Grass Roots Planning)  
Hallam Land, Wilson Enterprises & Parker Strategic Land (Nexus Planning)  
Lightwood Strategic  
Places for People and St Congar (Iceni Projects)  
South Gloucestershire Conservative Group  
Swanmoor Stoke Ltd (Black Box Planning)

Day 7 continues.../

## **Hearing Day 7 continued**

### **Matter 10: Village Extensions**

Participants:

South Gloucestershire Council

Almondsbury Residents' Association

Laura Griffin

Bloor Homes (Turley)

Bristol, Clifton and West of England Zoological Society (Avison Young)

Christine Cheacker (Turley)

Commercial Estates Group & Charfield Landowners Consortium (Star Planning)

Messrs England and Mrs Warner (Stantec)

Mr & Mrs Fox (Phillips Planning and Development)

South Gloucestershire Conservative Group

Swanmoor Stoke Ltd (Black Box Planning)

### **Matter 11: Other sites with a specific Local Plan Policy**

Participants:

South Gloucestershire Council

Pilning and Severn Beach Parish Council (Vision Planning)

Steve Reade

Andrew Shore

British Airways Pension Trustees Limited (Iceni Projects)

M&G Real Estate (Lichfields)

Robert Hitchins Ltd & Harrow Estates (Stantec)

University of the West of England (Pearce Planning)

YTL Developments

## **Hearing Day 8. 9.30 am Wednesday 17 June**

### **Matters 9, 10, 11 continued**

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## **Hearing Day 9. 9.30 am Thursday 18 June**

### **Matter 13: Sites for Gypsies and Travellers and Travelling Showpeople**

Participants:

South Gloucestershire Council

Steve Reade

Newland Homes (Pegasus Group)

**Hearing Week 4**

**Hearing Day 10. 9.30 am Tuesday 30 June**

**Matter 25: Allocations – Sites in Appendix 1 not subject to site specific policies**

Participants:

South Gloucestershire Council

Andrew Shore

Badminton Estate (Morgan Elliot Planning)

Bristol Rovers Football Club (Turley)

Christine Cheacker (Turley)

Cotswold Homes (Tetra Tech)

Vistry Group (Lucy White Planning)

**Matter 26: Sites in Appendix 1 – within North and East Fringe Urban Areas and within Market Towns**

Participants:

South Gloucestershire Council

Friends of Siston Commons

Andrew Shore

Thornbury Residents Against Poorly Planned Development (TRAPP'D)

Yate Town Council

BAE Systems Pensions Funds Trustees Ltd c/o La Salle Investment Management  
(Knight Frank) - **NF2** Land at Filton 20 Business Park

Crest Nicholson (Savills) - **NF8** Land at Hambrook Lane

M&G Real Estate (Knight Frank) – **NF7** Aviva Centre

South Gloucestershire Conservative Group

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**Hearing Day 11. 9.30 am Wednesday 1 July**

**Matter 26: Sites in Appendix 1 – within North and East Fringe Urban Areas and within Market Towns (continued as necessary)**

**Matter 27: Sites in Appendix 1 – North and East Fringe Urban Edge**

Participants:

South Gloucestershire Council

Peter Bruce

Friends of Siston Commons

Hanham Abbots Parish Council - **HA1, HA2**

Hanham District Green Belt Conservation Society –**HA1, HA2**

Rosalyn Pyle

Save Our Green Spaces – South Gloucestershire (Context Planning)

Eileen Tilley

Bristol Rovers Football Club (Turley)

Cleve Rugby Football Club (Blue Fox Planning)

South Gloucestershire Conservative Group

Swanmoor Stoke Ltd (Black Box Planning)

Taylor Wimpey (Turley)

Vistry Group (Lucy White Planning)

**Hearing Day 12. 9.30 am Thursday 2 July**

**Matter 27: Sites in Appendix 1 – North and East Fringe Urban Edge continued**

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**Hearing Week 5**

**Hearing Day 13. 9.30 am Tuesday 14 July**

**Matter 28: Sites in Appendix 1 – Edge of Market Towns and Rural Villages**

Participants:

South Gloucestershire Council

Action Group Aust Road/Elberton Road (Context Planning) - **SV15** Land by  
Aust Road and Elberton Road

Sandra Marr - **SV15** Land by Aust Road and Elberton Road

Lewis Cook – **W12** Land at York Gardens

Iron Acton Parish Council

Thornbury Residents Against Poorly Planned Development (TRAPP'D)

Mark Wilkinson

Badminton Estate (Morgan Elliot Planning)

Barratt Redrow (Boyer Planning)

Cotswold Homes (Tetra Tech)

Cotswold Homes/St Philips, Hill Residential (Lichfields)

Diocese of Bristol (Savills) – **SV6** Land north of A38 Alveston

Fear Group (McLoughlin Planning) **SV15**

Heidelberg Materials UK (SLR Consulting) – **CS3** Barnhill Quarry

Richborough, The Tortworth Estate (Avison Young)

South Gloucestershire Conservative Group

Waddeton Park (Copperfield)

**Hearing Day 14. 9.30 am Wednesday 15 July**

**Matter 28: Sites in Appendix 1 – Edge of Market Towns and Rural Villages  
continued**

**Hearing Day 15. 9.30 am Thursday 16 July**

**Next steps for the examination and close of hearings**

*S Edwards      P Lewis      E Worthington*

INSPECTORS