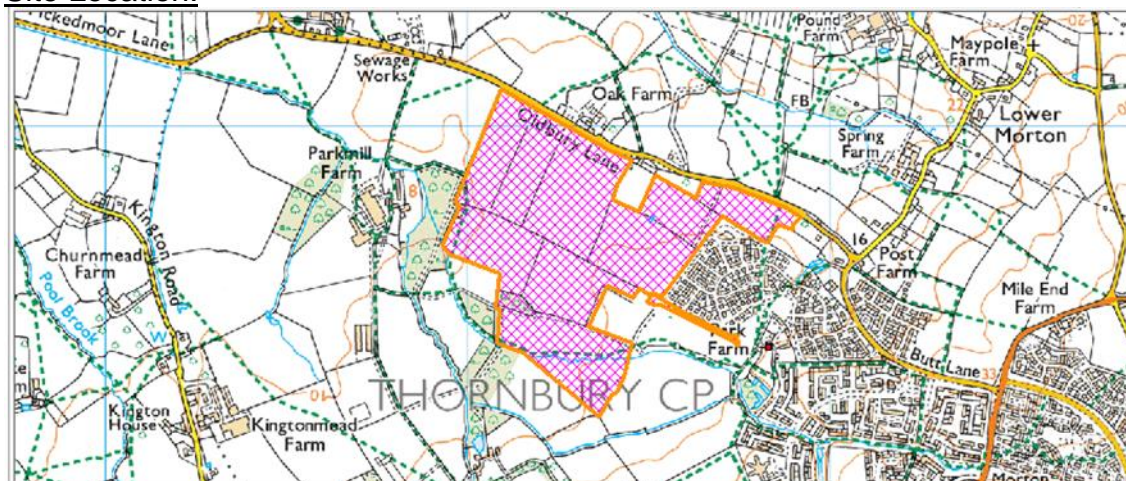


# Briefing note

13 May 2021

## Land West of Park Farm, Butt Lane Thornbury (PT18/6450/O)

### Site Location:



1. An outline application for up to 595 dwellings, land for a Primary School, up to 700m<sup>2</sup> for a Retail and Community Hub, a network of open spaces and bus link with access to be determined all other matters reserved was submitted by Barwood Land to the Council in 2018.
2. The application is speculative, and the site is located on unallocated land outside of the settlement boundary of Thornbury. The site is however adjacent to the Park Farm development which is under construction and was included in the 2013 Core Strategy as a housing opportunity area (Policy CS32).
3. The Core Strategy is more than 5 years old and therefore under national planning guidance, any conflict with Policies CS5 and CS34 by virtue of the site's location outside the settlement boundary is required to be given only moderate weight in consideration of the application. The principle of development in this location has to also have regard to the current 5 Year Housing Land Supply Position, which is confirmed at 5.28 years.
4. A recent speculative planning application at Crossways (for 80 homes) has been granted planning permission outside the settlement boundary of Thornbury and previously Land West of Gloucester Road (130 homes) and

Post Farm (165 homes) development sites to the north of the settlement boundary along Butt Lane have been permitted.

5. The access points off Oldbury Lane and sustainable bus link are considered acceptable and transport officers raise no objection. In the course of the application a series of concurrent 6 month holding objections were issued by Highways England while the impact on Junction 14 of the M5 was modelled and assessed. Highways England have now lifted the holding objection with and are now satisfied that their concerns can be address though the imposition of a Grampian condition to secure works to the J14 slip road. Officers have further negotiated for the condition to require the works to be undertaken prior to commencement of development to minimise risk to the Council of the development coming forward before the improvements had been put in place.
6. Transport Colleagues confirm that the development neither prejudices nor helps proposals coming forward at Oldbury, but if consented will add to the potential for locally sourced employees / potentially reduced travel distances Therefore, this development will not constrain future access to developments at Oldbury.
7. Officers have negotiated a reduction in dwelling numbers, inclusion of a school site, and key layout changes including retaining views to St Mary's church, and landscape and local highway improvements including a bus link. The development is CIL liable and policy compliant S106 Heads of Terms have been agreed in principle for affordable housing, public open space and transport improvements.
8. Less than substantial harm to designated heritage assets has been identified by officers and this is weighed against the benefits of the additional homes (market and affordable), primary school site, retail and community hub, CIL and S106 obligations.
9. The application is ready to be taken forward to the Strategic Sites Delivery Committee. In summary the scheme would be, in the assessment of officers, fully policy compliant, but for the fact that the site is not allocated in the Core Strategy for housing development. In assessing the planning balance and weighting to key planning considerations officers therefore recommend approval with conditions, subject to S106 Agreement. The application will be taken forward to Strategic Sites Delivery Committee in June.

Aerial Photo:



## Contact information

Catherine Loveday

Principal Planning Officer

01454 866369

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