

Nick Matthews

From: Catherine Loveday <Catherine.Loveday@southglos.gov.uk>
Sent: 26 May 2021 09:26
To: Catherine Loveday
Subject: FW: Land West of Park Farm, Butt Lane Thornbury (PT18/6450/O)

From: Brian Glasson
Sent: 18 May 2021 15:56
To: Jasbir Sandhu <Jasbir.Sandhu@southglos.gov.uk>; Catherine Loveday <Catherine.Loveday@southglos.gov.uk>
Subject: RE: Land West of Park Farm, Butt Lane Thornbury (PT18/6450/O)

Thanks Jasbir. Let's have our catch up first; we need to be careful about the messaging at this stage obviously. We need to look at the strength of

- (1) Strength of any refusal options -impact on heritage assets – less than substantial harm – Grade I St Mary's Church and Thornbury Castle and Grade II Sheiling School, scale of development – distance it extends – transport officers sought counsel advice and recommended that the walking distances were acceptable and there is also on site provision of facilities, impact on settlement pattern – next logical area for growth green belt restrictions and upper Morton to North / slopes to one side and castle to other, perceived lack of benefits to address issues facing the town – CIL site and provision of school site (education no objection), junction and highways improvements, bus link through Park Farm make this viable, policy compliant POS/ affordable housing
- (2) Any negotiation...reduce size of the scheme to scale that could be built out over 5 years?
- (3) Approval case – Balance of policies being 5 years old and settlement boundaries given less weight – taken approach with other sites that marginal 5YHLS – no objection bar heritage which is less than substantial harm to be weighed in balance.

Risks – Delivery of J14 works later following 100 homes and appeal costs.

BG

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From: Jasbir Sandhu <Jasbir.Sandhu@southglos.gov.uk>
Sent: 18 May 2021 14:39
To: Catherine Loveday <Catherine.Loveday@southglos.gov.uk>; Brian Glasson <Brian.Glasson@southglos.gov.uk>
Subject: Land West of Park Farm, Butt Lane Thornbury (PT18/6450/O)

Hi Both

I had a phone call this afternoon from Rebecca Mitchell, the landowner of the site, about the update from the Executive meeting yesterday.

She wants to know what was said and when the application is to go to Committee? She is aware of the changes in committee dates and site visit dates. So well versed in the Council's decision making process.

Brian – It would be good to get a steer from you on this? We already have a 15 mins meeting you.

Barwood are very aggressive at appeals.

Rebecca's mob no is 07880 358201.

Kind regards

Jasbir Sandhu
Strategic Major Sites Manager (interim)